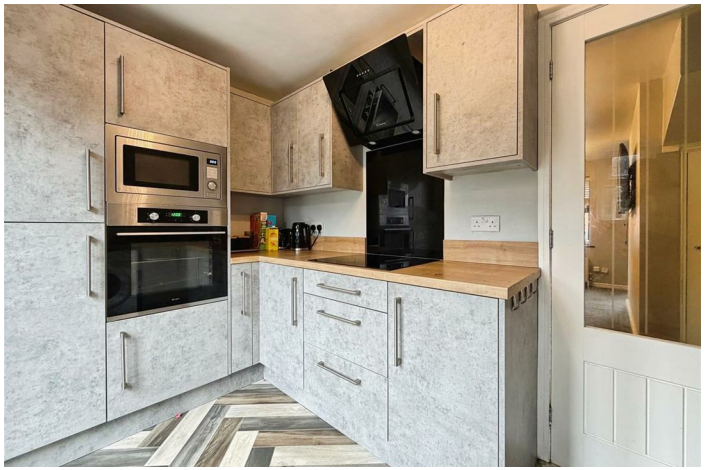

3 MATHER COURT
SHEFFIELD, S9 4HQ

£150,000
FREEHOLD

Guide Price £150,000 - £160,000

TWO-BEDROOM HOME | IDEAL FIRST-TIME BUYER OR INVESTMENT
NO ONWARD CHAIN and ideally positioned in a quiet cul-de-sac, this well-presented two-bedroom property is an excellent opportunity for a first-time buyer or investor.
Situated in the popular S9 area of Sheffield, the property is perfectly placed for easy access to Meadowhall Shopping Centre, Sheffield city centre and the motorway network, making it an ideal choice for commuters and those wanting excellent amenities close by.The accommodation briefly comprises an inviting lounge with open-plan stairs leading to the first floor, together with a modern kitchen fitted with an oven and microwave. Patio doors provide direct access to the rear garden, creating a lovely connection between the kitchen and outside space.To the first floor are two bedrooms, both featuring laminate flooring, along with a family bathroom fitted with a three-piece suite.Outside, the property benefits from a low-maintenance rear garden, featuring artificial grass and a patio area — the perfect space for relaxing, entertaining friends and enjoying the warmer month.
A fantastic opportunity in a convenient and well-connected Sheffield location. Early viewing is highly recommended to appreciate what this property has to offer. BOOK A VIEWING NOW - DO NOT MISS OUT

Sue Furniss

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3 MATHER COURT

• Guide Price £150,000 - £160,000 • Perfect For A First Time Buyer Or Investor • Driveway Providing Off Road Parking • Cul De Sac Location • Close To Local Amenities • Convenient For The Motorway Network • School Catchment • Gated Access To The Front • Convenient For Sheffield Town Centre And Meadowhall • BOOK A VIEWING NOW - DO NOT MISS OUT

Entrance Porch

With front door leading into the entrance porch having laminate flooring and central heating radiator.

Lounge

Open plan lounge with stairs rising to the first floor, window overlooking the front, useful storage cupboard and central heating radiator.

Kitchen

With a range of wall and base units with complimentary work surfaces over. Built in oven and microwave, one wall cupboard housing the central heating boiler and patio doors opening onto the rear garden and patio area perfect for entertaining.

First Floor Landing

With access to the loft space.

Bedroom One

With laminate flooring, window overlooking the rear and central heating radiator.

Bedroom Two

With laminate flooring, window overlong the front, spot lights to the ceiling, useful storage cupboard and central heating radiator.

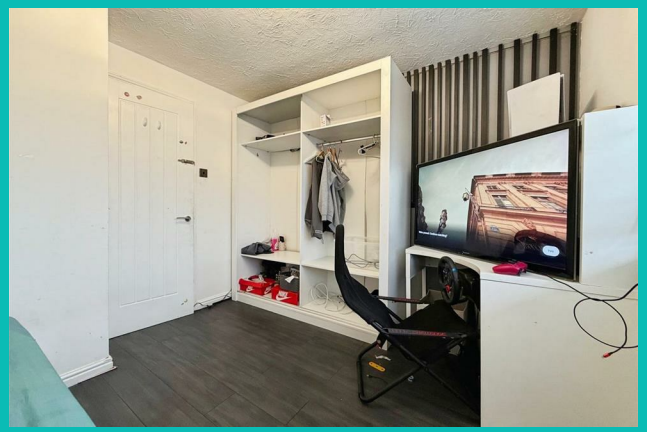
Family Bathroom

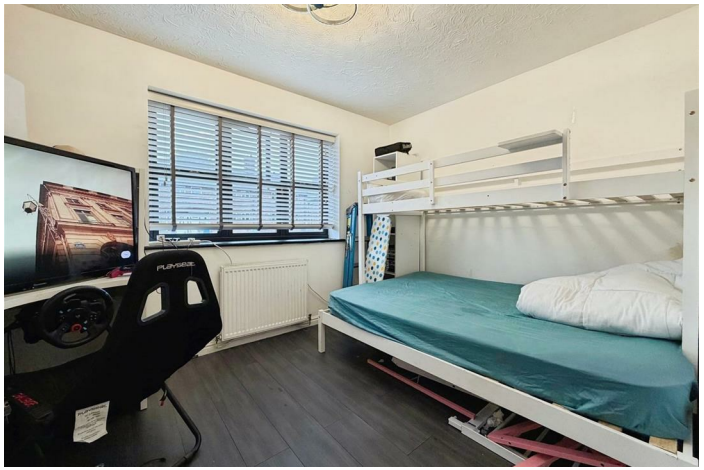
Fitted with a three piece suite comprising of panelled bath with shower over and glass shower screen, wash hand basin and low flush WC. Tiled walls and heated towel rail.

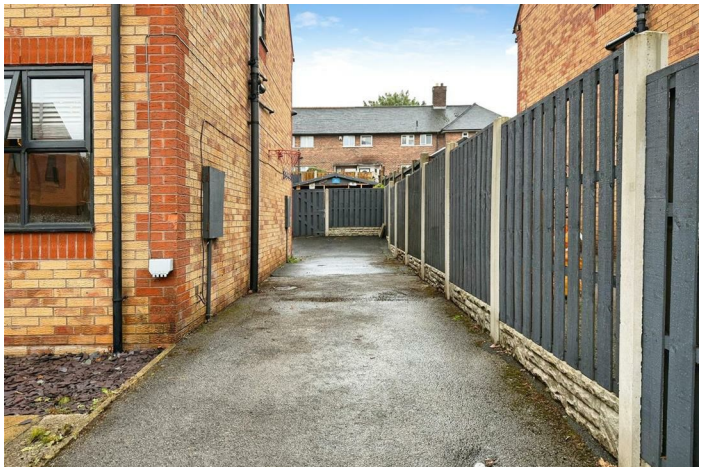
Outside

To the front of the property are gates which open onto the driveway and front garden area. The driveway to the side leads onto the rear garden, where there is a patio area, artificial grassed area and further area with a wooden gazebo area which does require finishing.

3 MATHER COURT







3 MATHER COURT

ADDITIONAL INFORMATION

Local Authority – Sheffield City Council

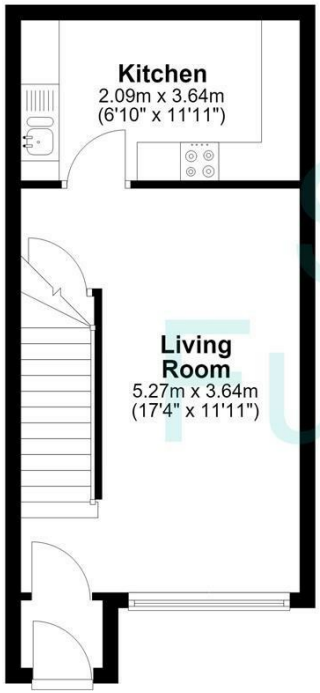
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 591.60 sq ft

Tenure – Freehold

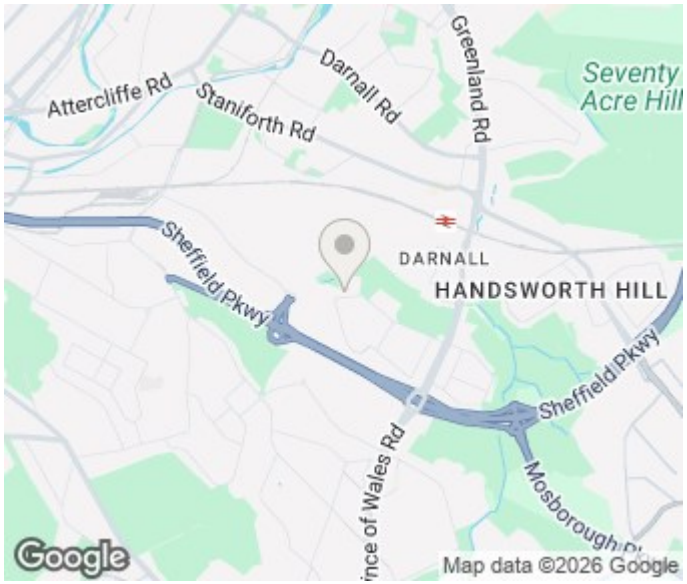
Ground Floor
Approx. 27.8 sq. metres (299.1 sq. feet)

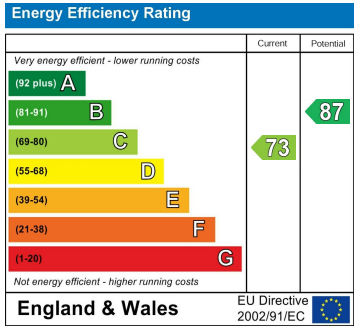


First Floor
Approx. 27.2 sq. metres (292.6 sq. feet)

Total area: approx. 55.0 sq. metres (591.6 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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