



Jenkin Drive, Wincobank Sheffield S9 1AR

welcome to

Jenkin Drive, Wincobank Sheffield

£120,000 - SITTING PRETTY on a corner plot is this three bedroom semi detached property boasting spacious accommodation throughout. Boasting a drive & a garage providing off road parking with front & rear gardens...CALL TO VIEW!!!



Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Entrance Hall

Having a front facing double glazed door, a side facing double glazed window, a radiator and understairs storage.

Lounge

Having a front facing double glazed bay window, a radiator and an electric fireplace.

Dining Room

Having a radiator and an electric fireplace.

Landing

Having a side facing double glazed window, built in storage cupboard and loft hatch.

Bedroom One

Having a front facing double glazed bay window, a radiator and fitted wardrobes providing hanging and storage space.

Bedroom Two

Having a rear facing double glazed window, a radiator and boiler cupboard.

Bedroom Three

Having a front facing double glazed window and a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a WC. Having a rear facing double glazed window and a radiator.

Outside

Situated on a corner plot having a garden to the front with mature shrubbery and a drive with detached garage to the side providing off road

parking.

To the rear of the property is a patio/concreted area.



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Jenkin Drive, Wincobank Sheffield

- Three bedroom semi detached property
- Spacious accommodation throughout
- Ideal family purchase
- Well placed to local amenities & transport links
- NO CHAIN

Tenure: Leasehold EPC Rating: D

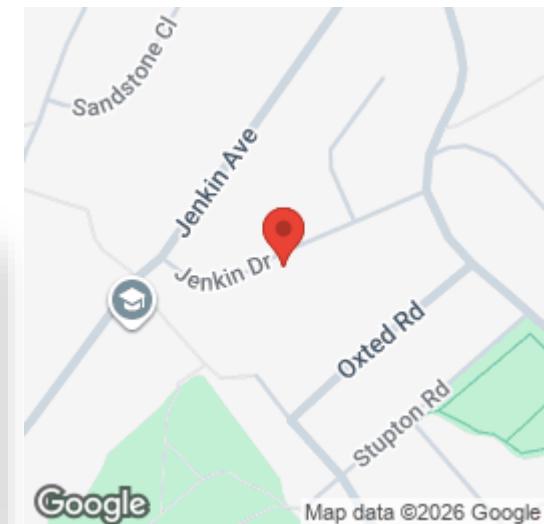
Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£120,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
RTF116909 - 0002

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