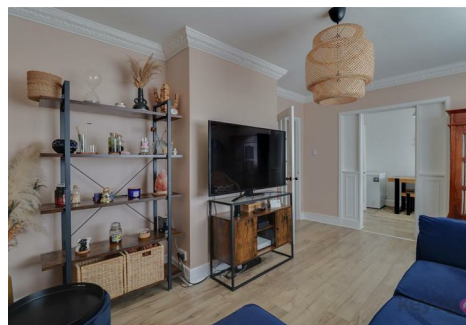


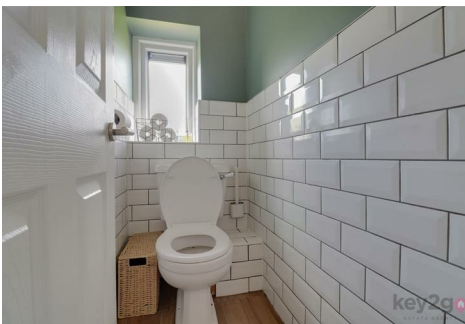
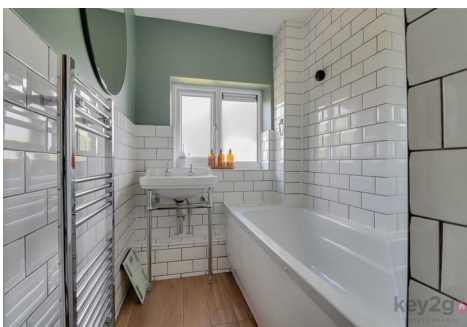
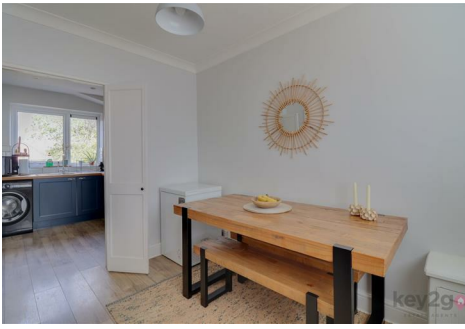
## Marketing Preview



**3 Carr Forge Lane, Sheffield, S12 4FB**

**£180,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**



A viewing is essential to fully appreciate this stunning and modern throughout three-bedroom semi-detached property, situated in a popular area. The property benefits from a dining room, a separate WC and bathroom, and a generously sized enclosed garden. Ideally located close to local amenities, Crystal Peaks, and Drakehouse Retail Park, the home also offers excellent road links to the M1 motorway and Sheffield city centre. This property is perfect for first-time buyers!

## SUMMARY

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Entrance is via a side door into the porch, which features a cupboard housing the boiler and a further door leading into the hallway. The hallway has stairs rising to the first floor, double doors to a storage cupboard, and access into the lounge. The lounge is spacious and beautifully presented, with a window to the front and a door leading through to the dining room. The dining room provides a versatile additional living space and is bright and airy, benefiting from a window to the front. Double doors lead into the kitchen, which is fitted with a range of wall and base units, an oven, hob and extractor fan, and space for a full-height fridge/freezer, washing machine and tumble dryer. There is also access to a storage cupboard, which could be utilised as a pantry.

Stairs rise to the first-floor landing, which provides access to three bedrooms, a separate WC, and the bathroom. Bedroom one is a generously sized double room, benefiting from two storage cupboards and a window to the front. Bedroom two is also a double bedroom, featuring a storage cupboard and a window to the front. Bedroom three is a generously sized single bedroom with a window to the side and a built-in storage cupboard. The bathroom is bright and modern, fitted with a bath and wash basin, while the separate WC is finished in a matching style and fitted with a WC.

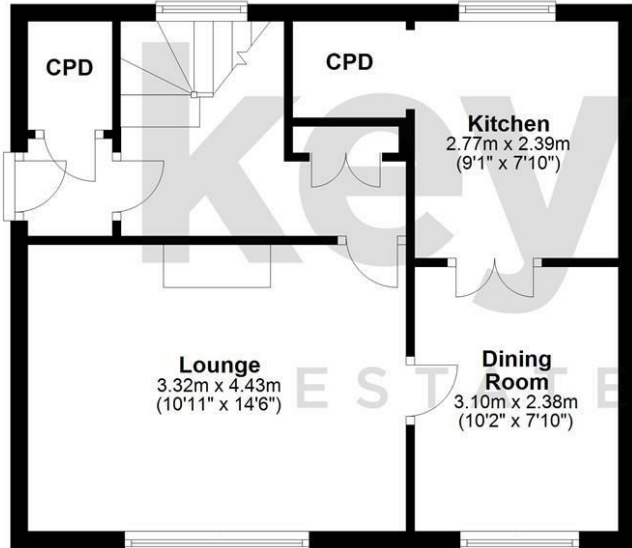
To the front of the property is an enclosed garden, mainly laid to lawn with plants and shrubs, and a pathway leading to the front door and continuing down the side through a gate to the rear. The rear garden is generously sized and enclosed, featuring a patio area with decorative pebbles, a brick-built outbuilding, and steps leading up to a lawned area, all enclosed by a boundary wall with gated access.

## PROPERTY DETAILS

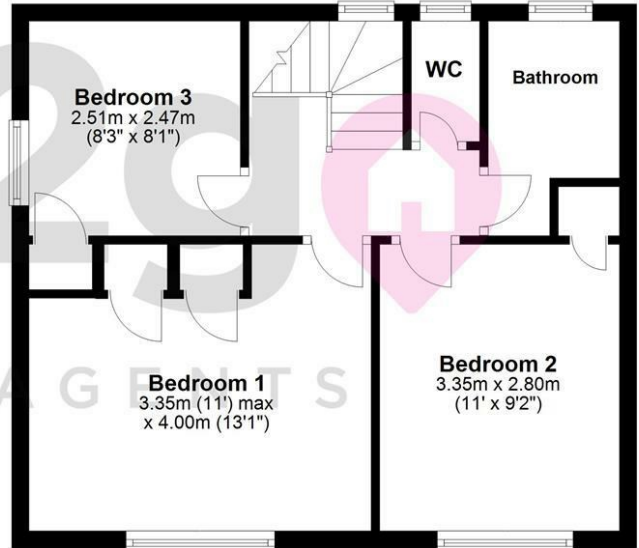
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

### Ground Floor



### First Floor



Total area: approx. 82.6 sq. metres (889.6 sq. feet)

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>73</b>                  | <b>80</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

