



- THREE BEDROOMS
- SEMI DETACHED HOUSE
- CLOSE TO TRAM
- MODERN BLACK KITCHEN

Elstree Drive, Sheffield, S12 2JA

£150,000

THREE BEDROOM Semi detached house on a popular estate close to tram. Ideal for first time buyers or investors the property has a lounge across the rear, a black kitchen, modern shower room plus bathroom, three bedrooms, gardens to front and rear and a driveway. Viewings can be booked via our website



Property Description

HALL

The hardwood front door leads you into the hall with stairs to the first floor and doors to the kitchen and to the lounge. There is plenty of under stairs storage space.

LOUNGE

12' 7" x 19' 7" (3.86m x 5.99m) Spanning across the rear of the property the room has twin UPVC windows and a plenty of space for a table and chairs as demonstrated by the current tenants.

KITCHEN

10' 10" x 10' 2" (3.32m x 3.10m) Fitted with a range of wall and floor mounted units in black with a contrasting beech wooden work surface. There is an inset on bowl black sink beneath the front facing UPVC window, space for under counter appliances and a slot in cooker. The room has tiling to the floor and a radiator to the wall.

SHOWER ROOM

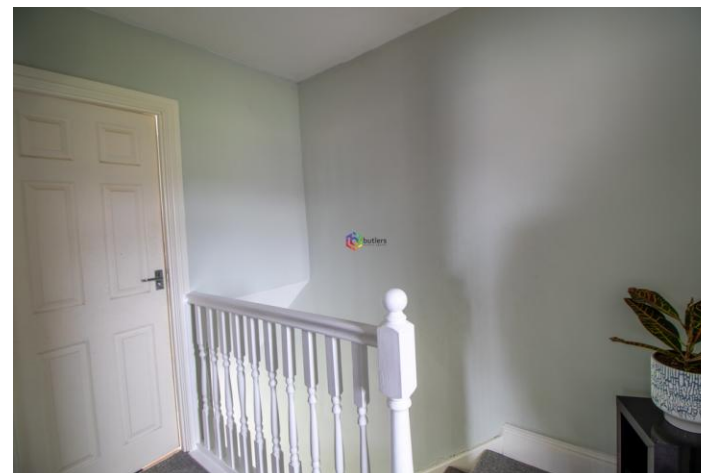
6' 6" x 6' 6" (2.m x 2.m) Making good use of the original outhouse this shower room is modern in design with a curved figure of eight white shower tray and glass screen to match, a chrome rainfall shower and a rectangular wash hand basin in vanity unit. With a high level UPVC window to the side and a clever cupboard housing the meters the room is fully tiled.

STORAGE

Adjacent to the shower room are two useful storage cupboards one that houses the boiler.

LANDING

Providing access to all bedrooms and the family bathroom as well as the loft.





BEDROOM 1

11' 0" x 11' 7" (3.36m x 3.54m) Located at the front of the house with twin UPVC windows and a useful storage cupboard. There is a radiator to the wall.

BEDROOM 2

10' 11" x 6' 6" (3.34m x 2.0m) With twin UPVC windows and built in storage cupboards it is a good sized room.

BEDROOM 3

7' 9" x 9' 5" (2.37m x 2.88m) The third bedroom is at the rear of the house and has a UPVC window and a radiator to the wall.



BATHROOM

The family bathroom on the first floor has a bath with shower over, white wc and white wash hand basin. There is a UPVC window to the front.

EXTERNAL

The approach to the property has a hedge to the front border behind which is a lawned area and then block paving which leads to the side of the house through to the rear garden. This is enclosed to three sides and has a decked area for patio seating.



MORTGAGE

Should you be considering a mortgage to purchase this property we can have our mortgage advisor call you to discuss your requirements. They have access to the Whole of the Market to provide you with the latest offers.

VIEWINGS

Viewings can be arranged online through butlers website.

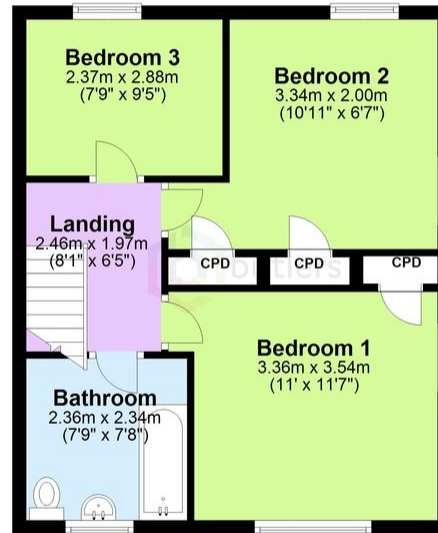
Ground Floor

Approx. 51.4 sq. metres (553.1 sq. feet)



First Floor

Approx. 43.5 sq. metres (467.8 sq. feet)



Total area: approx. 94.8 sq. metres (1020.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements and items on the plan should not be relied upon and no responsibility will be taken for any errors or omissions. The floorplan is owned by Butlers Estate Agents Ltd and should not be copied or reproduced without relevant authority
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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