



Goore Road, Darnall, Sheffield, S9

A fantastic opportunity to purchase to the deceptively spacious and modern two double bedroom semi-detached property positioned on a good sized corner plot. Offering off road parking, beautifully presented garden and useful utility room. The property is well positioned for great local amenities and is a short drive away to Meadowhall and the M1 Motorway. This property is ideal for first time buyers or small families alike!

Asking Price Of £120,000

- TWO BEDROOMS
- SEMI-DETACHED
- BEAUTIFULLY PRESENTED
- UTILITY ROOM
- OFF ROAD PARKING



Property Description

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HALLWAY

Enter through UPVC door into hallway with neutral decor and laminate flooring. Spot lighting, radiator and stair rise to first floor landing. Door to lounge.

LOUNGE

11' 4" x 11' 5" (3.47m x 3.50m)

A bright and airy lounge with neutral decor and laminate flooring. Ceiling light, radiator and walk in bay window to the front. TV point and double doors leading to breakfast kitchen.

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BREAKFAST KITCHEN

9' 10" x 14' 8" (3.00m x 4.49m)

Fitted with ample base units, wood effect worktops and tiled splash backs. One and a half ceramic sink with drainer and mixer tap. Oven, ceramic hob and space for full height fridge/freezer. Spot lighting, radiator and two windows. Laminate flooring and utility room.

UTILITY ROOM

4' 11" x 10' 5" (1.50m x 3.20m)

Fantastic extra space with wall and base units and under counter space for washing machine. Ceiling light, radiator and laminate flooring. UPVC patio door to garden.



STAIRS/LANDING

A carpet stair rise to first floor landing with spot lighting, radiator and window. Doors to two bedrooms and shower room.

BEDROOM 1

14' 9" x 11' 6" (4.52m x 3.52m)

A generous sized double bedroom with feature wallpapered wall and carpet flooring. Ceiling light, radiator, TV point and window to the rear. Access to bordered loft via fixed loft ladder and useful over stairs storage cupboard currently housing a desk.



BEDROOM 2

9' 10" x 8' 8" (3.00m x 2.65m)

A second double bedroom with feature wallpapered wall and carpet flooring. Ceiling light, radiator, TV point and window to the rear.

SHOWER ROOM

5' 8" x 5' 9" (1.75m x 1.77m)

A modern shower room comprising of spa shower cubicle, vanity unit with wash basin and back to the wall WC. Spot lighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and vinyl flooring.



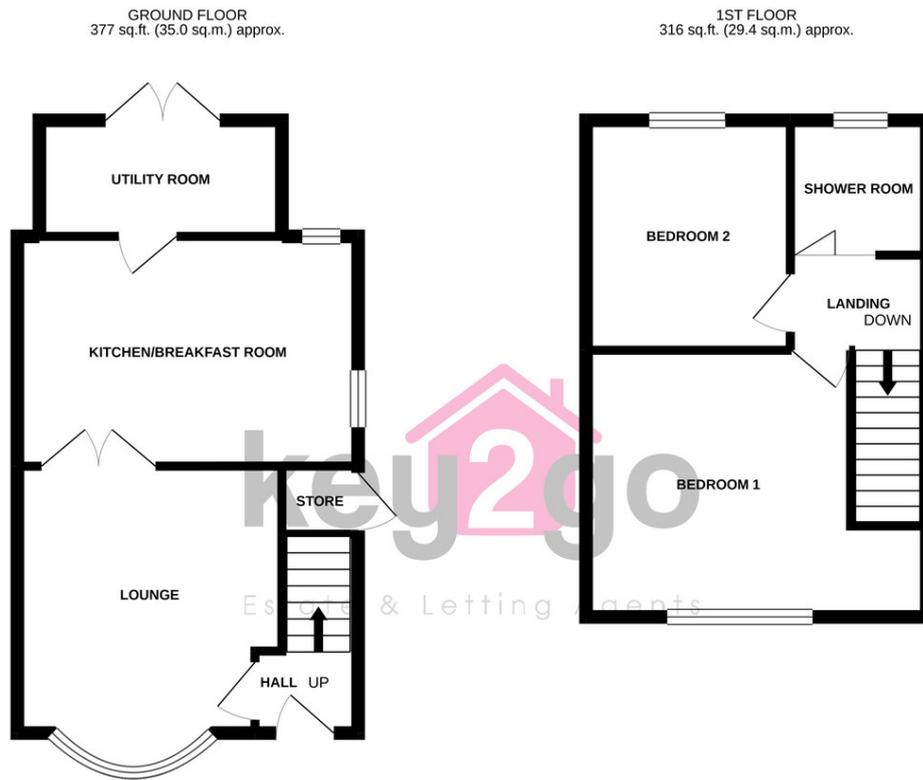
OUTSIDE

Situated on a corner plot to the front of the property is a lawn, bark chip to border and pebbled area. Garden shed and path leading to front door. To the side of the property is a tarmac driveway with room for two cars and storage cupboard housing boiler. To the rear of the property is a patio area and brick built outhouse. Fully fenced and secured.

PROPERTY DETAIL

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

Leasehold

Council Tax Band

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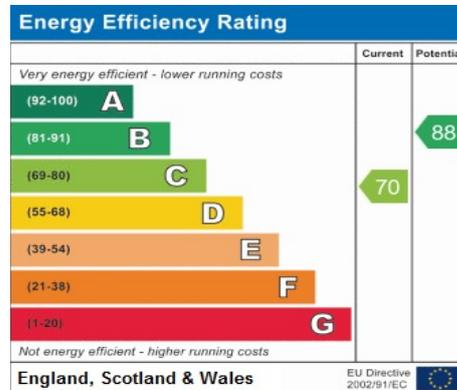
Viewing Arrangements

Strictly by appointment

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