



Royston Croft, Owlthorpe, Sheffield, S20

CHAIN FREE!! PERFECT FOR FIRST TIME BUYERS!! A fantastic opportunity to purchase this two bedroom semi-detached property. Having off road parking, enclosed rear garden and conservatory. Positioned close to transport links and great local amenities.

Asking Price Of £140,000

- CHAIN FREE!
- TWO BEDROOMS
- SEMI-DETACHED
- CONSERVATORY
- OFF ROAD PARKING



Property Description

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HALLWAY

Enter through UPVC door into porch with laminate flooring and neutral decor. Ceiling light, radiator and door to lounge.

LOUNGE

11' 10" x 15' 7" (3.62m x 4.76m)

A bright and spacious lounge with carpet flooring, wallpapered walls and electric fire with surround. Ceiling light, radiator and window. Stair rise to first floor landing and under stair storage cupboard.

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KITCHEN

11' 10" x 6' 11" (3.61m x 2.11m)

Fitted with ample wall and base units, contrasting worktops and sink with mixer tap. Integrated cooker, hob, extractor fan and washing machine. Space for full size fridge/freezer. Ceiling light, radiator and opening to conservatory. Laminate flooring and neutral decor.

CONSERVATORY

10' 4" x 11' 1" (3.16m x 3.38m)

Great extra living space with ceiling fan light, radiator and windows. Patio doors onto rear garden.

STAIRS/LANDING

A carpet stair rise to first floor landing with neutral decor, wallpapered walls, ceiling light and smoke alarm. Doors to two bedrooms and bathrooms.

BEDROOM 1

11' 9" x 9' 4" (3.60m x 2.87m)

A front facing double bedroom with neutral decor and fitted wardrobe with sliding doors. Ceiling light, radiator and window.

BEDROOM 2

11' 10" x 6' 9" (3.63m x 2.07m)

A second bedroom with carpet flooring, painted walls and fitted wardrobes. Ceiling light, radiator and window to the rear,



BATHROOM

8' 11" x 4' 11" (2.73m x 1.50m)

Comprising of bath with plumbed in shower and shower screen. Vanity unit with circular sink and close coupled WC. Ceiling light, ladder style radiator and obscure glass window. Part tiled walls and vinyl flooring. Over stairs storage cupboard and access to loft.

OUTSIDE

To the front of the property is a concrete driveway providing off road parking for two cars, lawn and path to front door. Outside tap and gate to rear. To the rear is a decked area with steps leading to lawn.

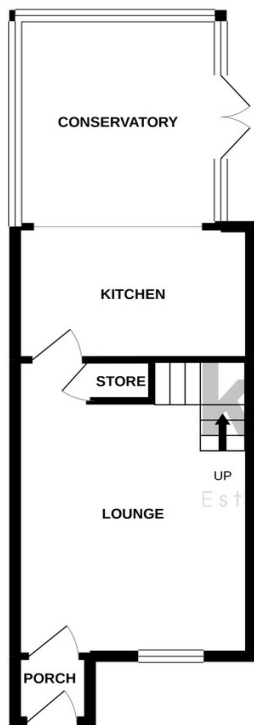
PROPERTY DETAILS

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

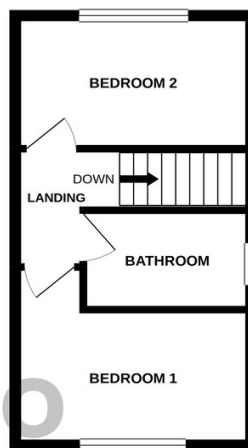


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GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA: 664 sq.ft. (61.7 sq.m.) approx.

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

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

38a High Street

Mosborough

Sheffield

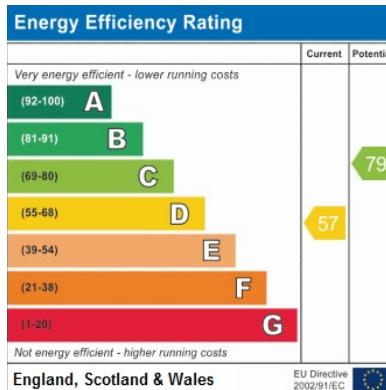
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

