

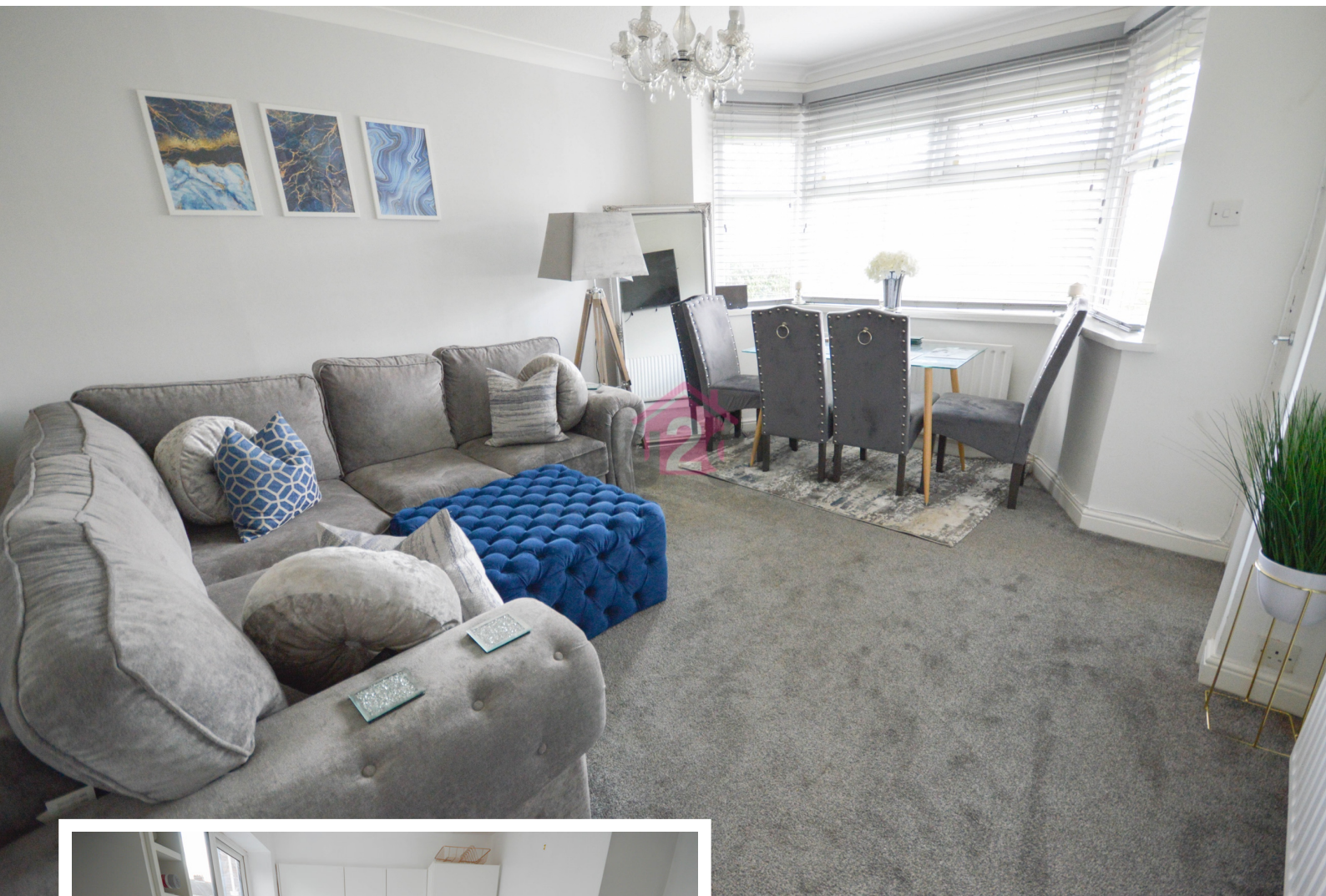


Burbage Grove, Frecheville, Sheffield

A unique opportunity to purchase this extended and modern throughout three double bedroom semi-detached property which is situated in a popular residential area. Having off road parking for three cars, garage and enclosed rear garden. The property is well positioned close to great local amenities, shops and schools. With great road links to Sheffield Parkway and M1 Motorway. Ideal for first time buyers or families!

Asking Price Of £195,000

- THREE BEDROOMS
- SEMI-DETACHED HOUSE
- EXTENDED AND STUNNING THROUGHOUT
- DOWNSTAIRS WC
- OFF ROAD PARKING AND GARAGE



Property Description

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HALLWAY

Enter through composite door into hallway with neutral decor and stair rise to first floor landing. Ceiling light, radiator and window. Door to lounge.

LOUNGE

11' 10" x 11' 5" (3.63m x 3.48m)

A bright and spacious lounge with neutral decor and carpet flooring. Ceiling light, radiator and bay window to the front. Door to kitchen.



Burbage Grove, Frecheville, Sheffield



KITCHEN

15' 0" x 7' 11" (4.58m x 2.43m)

A modern kitchen fitted with ample wall and base units, contrasting worktops and tiled splash backs. Sink with mixer tap, cooker, hob and extractor fan. Integrated fridge/freezer, dishwasher and washing machine. Ceiling light, vertical radiator and window. Neutral decor and tiled flooring. Doors to under stairs storage cupboard, downstairs WC and garage.

DOWNSTAIRS WC

2' 9" x 4' 7" (0.85m x 1.41m)

Comprising of close coupled WC, part tiled walls and tiled flooring. Ceiling light, obscure glass window and boiler.

STAIRS/LANDING

A carpet stair rise to first floor landing with wallpapered walls ceiling light and loft access. Doors to three bedrooms and bathroom.

BEDROOM 1

12' 5" x 9' 6" (3.80m x 2.92m)

A good sized double bedroom with carpet flooring, neutral decor and fitted wardrobes. Ceiling light, radiator and bay window to the front. Door to storage cupboard.

BEDROOM 2

7' 10" x 15' 5" (2.40m x 4.72m)

A second double bedroom with laminate flooring and neutral decor. Ceiling light, radiator and two windows.

BEDROOM 3

9' 10" x 9' 5" (3.02m x 2.88m)

A third rear facing double bedroom with carpet flooring, neutral decor fitted wardrobes. Ceiling light, radiator and window.

BATHROOM

5' 8" x 5' 7" (1.74m x 1.71m)

Comprising of bath with electric shower and shower screen, pedestal sink and WC. Spot lighting, obscure glass window, tiled flooring and walls.

OUTSIDE

To the front of the property is a concrete driveway providing off road parking for three cars, lawn area and steps to front door. Access to the side of the property and to the rear of the property is an enclosed lawn and patio area with a small pebbled area. Six seater hot tub which is included in the sale with lots of features and outside light. Garage with power, lighting and outside tap.

PROPERTY DETAILS

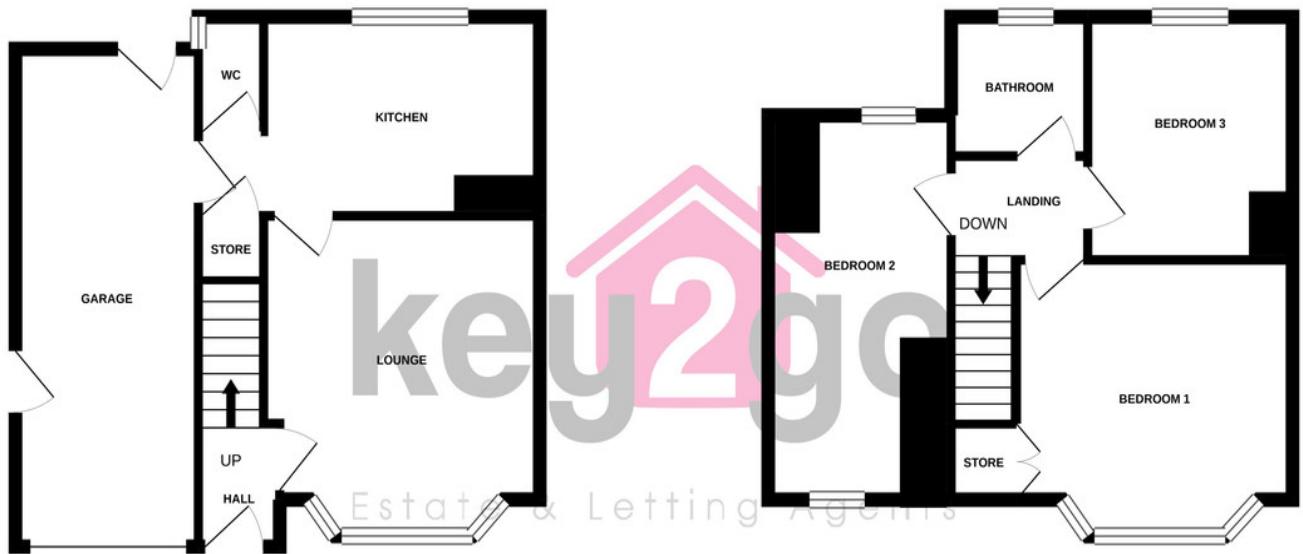
- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING



Burbage Grove, Frecheville, Sheffield

GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.0 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

Leasehold

Council Tax Band

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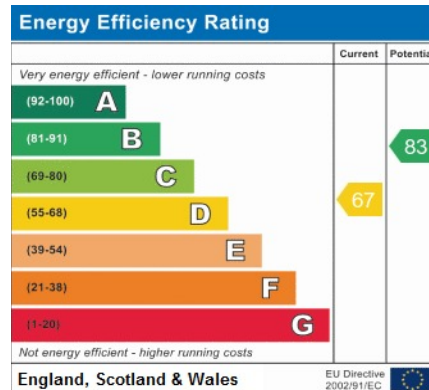
Viewing Arrangements

Strictly by appointment

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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

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