



Bramwell Close, Upperthorpe, Sheffield: £215,000
Semi Detached House | 3 Bedrooms | 3 Bathroom

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FULL DESCRIPTION

****WITH LARGE SELF CONTAINED OCCASIONAL BEDROOM, SITTING AND EN SUITE GARAGE CONVERSION**** Whilst in need of some modernisation this spacious three bedroom, with a further occasional ground floor bedroom, property has the potential to create a fully contained ground floor suite for a dependant relative or teenager, as required. Work had begun to create an ensuite to the rear facing master bedroom, with all the plumbing in place for a shower, wash basin and wc. The property briefly comprises of; Entrance hall; Breakfasting kitchen; Lounge dining room; Spacious conservatory; Ground floor occasional bedroom/ Office/ Playroom with en suite; Downstairs wc; Stairs to the first floor; Master bedroom, with partly installed en suite shower room; Two further double bedrooms; Family bathroom; Outside; Drive providing off road parking; Rear tiered garden;



ENTRANCE HALL

Glazed entrance door to hallway; Low door to under stair storage, with space and plumbing for washing machine; Laminate flooring; Ceiling light; Central heating radiator; Stairs rising to the first floor; Solid doors leading to the kitchen and downstairs wc;



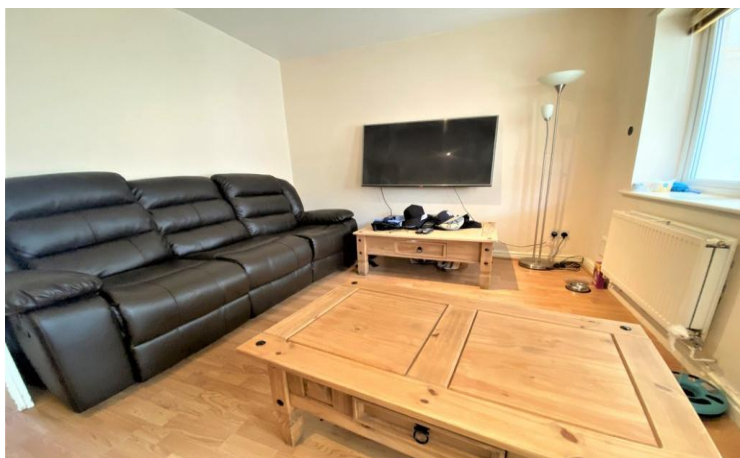
DOWNSTAIRS WC

Downstairs cloakroom comprising of; WC; Wash basin with tile splash backs; Extractor fan; Central heating radiator; Ceiling light;



KITCHEN/ BREAKFAST ROOM

15' 7" x 8' 4" (4.75m x 2.54m) Kitchen/ Breakfast room consisting of; A good range of wall, base and draw units with roll top work surfaces; Tiled splashbacks; One and a half sink and drainer with mixer tap and tiled splash back; uPVC double glazed window to the front elevation; Integrated double oven and 5 gas ring hob with extractor fan above; Tiled flooring to the kitchen with laminate flooring to the breakfast seating area; Space for freestanding fridge/freezer and dish washer; Central heating radiator; Ceiling light points; Power sockets; Double internal doors opening to lounge/ dining room;



LOUNGE/ DINING ROOM

15' 2" x 9' 16" (4.62m x 3.15m) Lounge/ Dining Room comprising of; Laminate flooring; Central heating radiator; Ceiling lights; uPVC double glazed window to the conservatory; Power and Aerial sockets; Two uPVC doubled glazed doors opening to the conservatory;



CONSERVATORY

15' 5" x 10' (4.7m x 3.05m) Bright and airy conservatory containing; Tiled flooring; Ceiling light; uPVC double glazed windows to rear and side elevation; uPVC double glazed doors to garden; Power sockets; Central heating radiator; Wide solid door to garage conversion;



GARAGE CONVERSION/ OCCASIONAL BEDROOM SUITE

22' 2" x 9' 8" (6.76m x 2.95m) Entrance to this spacious garage occasional bedroom conversion is gained through a wider than average door entered from the conservatory; With ample space for a bed, sofas, table etc this would make an ideal living area for a dependant relative or teenager wanting their own space, whilst being part of the family home. The new owners requirements may vary and this would also make a great home office or playroom as needed. Containing; uPVC double glazed window to rear elevation; Laminate flooring; Ceiling light; Central heating radiator; Power sockets; Loft hatch access to storage above garage; Solid door to garage storage room; Solid door to recently completed en-suite shower room;



GARAGE CONVERSION EN-SUITE

The recently completed en suite shower room has; Shower enclosure with wall mounted shower and bi-folding screen doors; Wash basin; WC; Fully tiled walls and floor; Recessed ceiling spotlights;



STAIRS TO FIRST FLOOR

MASTER BEDROOM

10' 7" x 10' (3.23m x 3.05m) The master bedroom comprises of; uPVC double glazed window to rear elevation; Central heating radiator; Ceiling light point; Power and aerial sockets; Solid door to en-suite;



MASTER BEDROOM EN-SUITE

6' 11" x 4' 1" (2.11m x 1.24m) Work on this room is not complete with no bathroom furniture fitted. Having plumbing and space for shower enclosure, wash basin and wc; Obscured uPVC double glazed window to rear elevation; Extractor fan; Ceiling light point; Central heating radiator;



BEDROOM TWO

11' 2" x 7' 8" (3.4m x 2.34m) Good sized double bedroom two comprising of; uPVC double glazed window to front elevation; Laminate flooring; Central heating radiator; Ceiling light point; Power sockets;



BEDROOM THREE

9' 3" x 7' 1" (2.82m x 2.16m) Bedroom three consisting of; Laminate flooring; uPVC double glazed window to front elevation; Ceiling light; Central heating radiator; Power sockets;

FAMILY BATHROOM

The family bathroom contains; Vinyl flooring; Bath; Wall mounted shower; Tiles to wet areas; Pedestal wash basin; WC; Ceiling light; Central heating radiator; Extractor fan; Shaver socket;



LANDING AND STAIRS

Solid door to cupboard storage; Loft hatch access; Carpet flooring; Ceiling light; White painted balustrades, handrails and spindles; Solid doors to all rooms;

REAR GARDEN

This deceptively large elevated garden is set over 3 levels; The ground level contains a paved entertaining area with sleeper walls and lighting; The first level is also paved; The second level is a long grassed area with steps at the bottom to another small lawn section; The third level comprises of grass and a mature cherry blossom tree; To the side of the property lays a further lawn area with a useful storage shed;



FRONT GARDEN

The front of the property has a block paved drive providing off road parking for two cars; Garage storage entrance with electric roller door; Steps up to the front door with decorative iron balustrade railings; Outside lighting; Bin storage;

ADDITIONAL DETAILS

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. United Homes make detailed enquiries of the seller to ensure the information provided is as accurate as possible but are not liable for any miscommunication.