



Maple Grove, Sheffield, S9

Don't miss your opportunity to purchase this deceptively spacious two bedroom mid terrace property situated on a sought after estate. Having modern bathroom, good sized enclosed rear garden and off road parking. 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 investor!

Asking Price Of £115,000

- TWO BEDROOMS
- MID TERRACE HOUSE
- MODERN AND SPACIOUS THROUGHOUT
- CONSERVATORY
- OFF ROAD PARKING



Property Description

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HALLWAY

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

LOUNGE

13' 1" x 11' 5" (4.00m x 3.50m)

A good sized lounge with feature wallpapered wall, vinyl flooring and feature pebble effect electric fire. Ceiling light, radiator, TV point and window to the front. Door to kitchen.



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KITCHEN

14' 7" x 6' 0" (4.45m x 1.85m)

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. Stainless steel sink with drainer and mixer tap. Integrated dishwasher and under counter space for washing machine. Oven, hob and extractor fan. Two ceiling lights, two windows and vinyl flooring. Door to under stairs storage cupboard and composite door to conservatory.

CONSERVATORY

7' 2" x 7' 4" (2.20m x 2.24m)

Great extra living space which is currently used for storage with carpet flooring and power point. Door to outside.



STAIRS/LANDING

A modern striped carpet stair rise to first floor landing with ceiling light and loft access. Doors to two bedrooms and bathroom.

BEDROOM 1

11' 6" x 10' 7" (3.52m x 3.25m)

A good sized double bedroom with neutral decor and laminate flooring. Ceiling light, radiator and window to the front. Two built in storage cupboards and boiler.

BEDROOM 2

7' 8" x 8' 4" (2.34m x 2.55m)

A second generous sized single bedroom with laminate flooring and painted walls. Ceiling light, radiator and window to the rear.



BATHROOM

6' 5" x 5' 6" (1.97m x 1.70m)

A modern bathroom comprising of bath with over head electric shower, pedestal sink and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Laminate flooring and acrylic sheeting to walls.

OUTSIDE

To the front of the property is a driveway with off road parking for one car. To the rear of the property is a long good sized enclosed rear garden, decked area and lawn. Fencing to the boundaries.

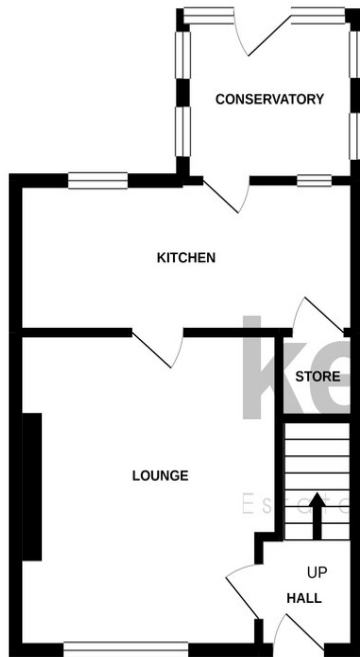
PROPERTY DETAILS

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

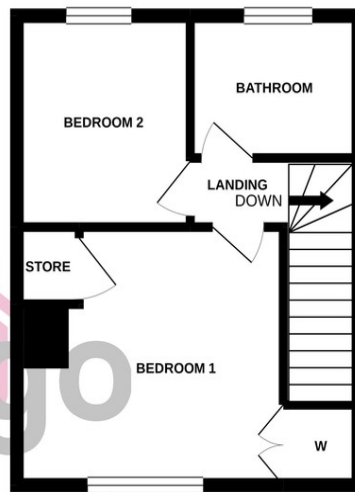


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GROUND FLOOR
332 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA: 613 sq.ft. (57.0 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

Freehold

Council Tax Band

A

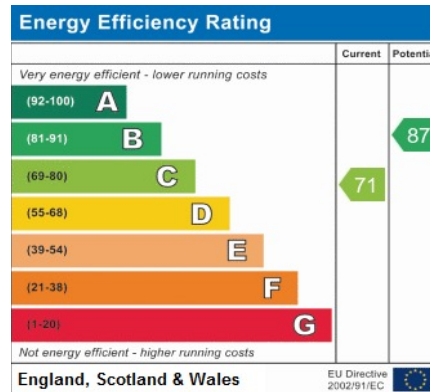
Viewing Arrangements

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

