



## Arnold Avenue, Chanock, Sheffield

CHAIN FREE!! Don't miss your opportunity to purchase this spacious throughout three bedroom town house situated in a popular residential area. Having shower room and enclosed rear garden. The property is well positioned for local amenities and on the door step to main public transport links and with good road networks to Sheffield City Centre. Ideal for a first time buyer or investors!

## Asking Price Of £150,000

- CHAIN FREE!
- THREE BEDROOMS
- TOWN HOUSE
- SPACIOUS THROUGHOUT
- SHOWER ROOM





## Property Description

**CHAIN FREE!!** Don't miss your opportunity to purchase this spacious throughout three bedroom town house situated in a popular residential area. Having shower room and enclosed rear garden. The property is well positioned for local amenities and on the door step to main public transport links and with good road networks to Sheffield City Centre. Ideal for a first time buyer or investors!

### PORCH

Enter through UPVC door into porch with carpet flooring, wall light and windows. Doors to hallway and large storage cupboard with ceiling light, electric sockets and window.

### HALLWAY

With ceiling light and stair rise to first floor landing. Door to lounge and cloak cupboard with fuse board.

### LOUNGE

10' 11" x 19' 2" (3.33m x 5.86m)

A bright and spacious lounge with carpet flooring, neutral decor and electric fire with surround. Two ceiling lights, radiator and two windows. Door to kitchen.





## Arnold Avenue, Chanock, Sheffield



### KITCHEN

10' 7" x 11' 3" (3.24m x 3.45m)

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. Sink with mixer tap and vinyl flooring. Space for washing machine, freestanding cooker and fridge/freezer. Ceiling light, radiator and window. Door to pantry and rear garden.

### STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, smoke alarm, obscure glass window and loft access. Door to three bedrooms, shower room and WC. Storage cupboard housing hot water tank.

### BEDROOM 1

9' 7" x 13' 5" (2.94m x 4.09m)

A bright and spacious double bedroom with carpet flooring and wallpapered walls. Ceiling light, radiator and window to the front.

### BEDROOM 2

10' 10" x 8' 1" (3.32m x 2.47m)

A second double bedroom with carpet flooring, neutral decor and fitted wardrobes. Ceiling light, radiator and window to the front.

### BEDROOM 3

7' 6" x 9' 3" (2.31m x 2.83m)

A third good sized single bedroom with neutral decor and carpet flooring. ceiling light, radiator, boiler and window.

### SHOWER ROOM

4' 3" x 5' 5" (1.30m x 1.66m)

Comprising of shower cubicle with electric shower and vanity unit with sink ceiling light, radiator and obscure glass window. Tiled walls and laminate tiled flooring.

### WC

4' 3" x 2' 6" (1.32m x 0.78m)

Comprising of low flush WC, ceiling light and obscure glass window. Vinyl flooring and neutral decor.

### OUTSIDE

To the front of the property is a lawn area, path leading to front door, outside tap and brick built outbuilding. To the rear of the property is a beautifully presented enclosed rear garden with lawn and flower beds. Also getting sun on garden all day.

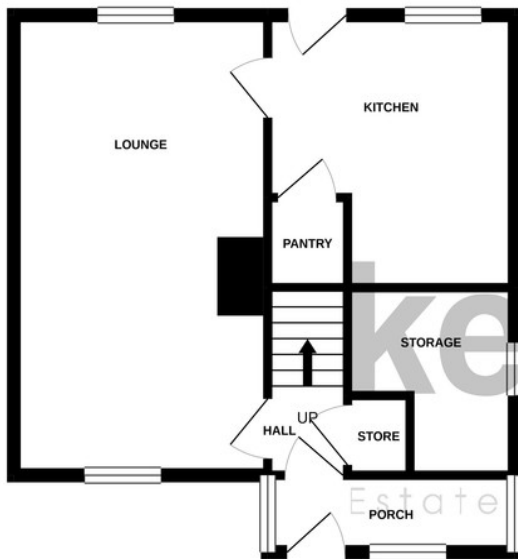
### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- SOLAR PANELS REDUCING BILLS

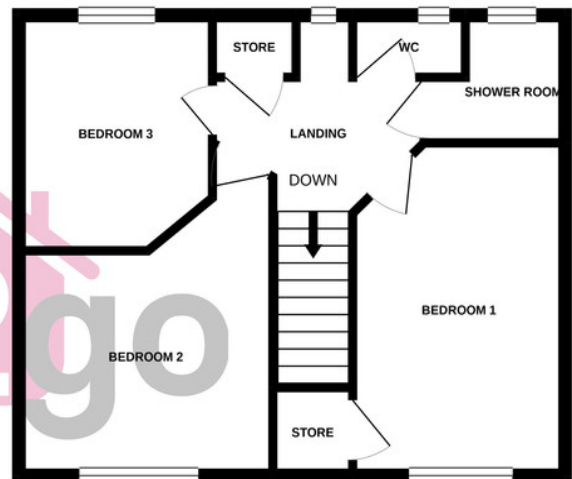


## Arnold Avenue, Chanock, Sheffield

GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 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.  
Made with Metropix ©2021

### Tenure

Freehold

### Council Tax Band

A

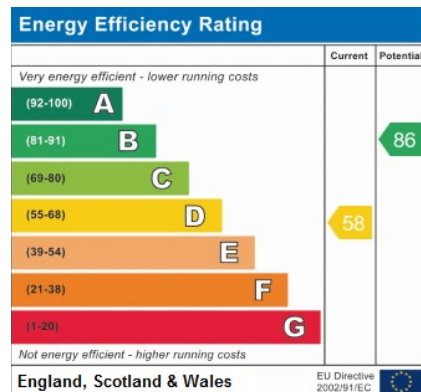
### Viewing Arrangements

Strictly by appointment

### Contact Details

38a High Street  
Mosborough  
Sheffield  
South Yorkshire  
S20 5AE

www.key2go.co.uk  
enquiries@key2go.co.uk  
0114 2478819



Address:  
Arnold Avenue, Sheffield, S12

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

rightmove

Zoopla



PrimeLocation  
Find the home you deserve

nTheMarket.com



naei | propertymark  
PROTECTED

arla | propertymark  
PROTECTED