

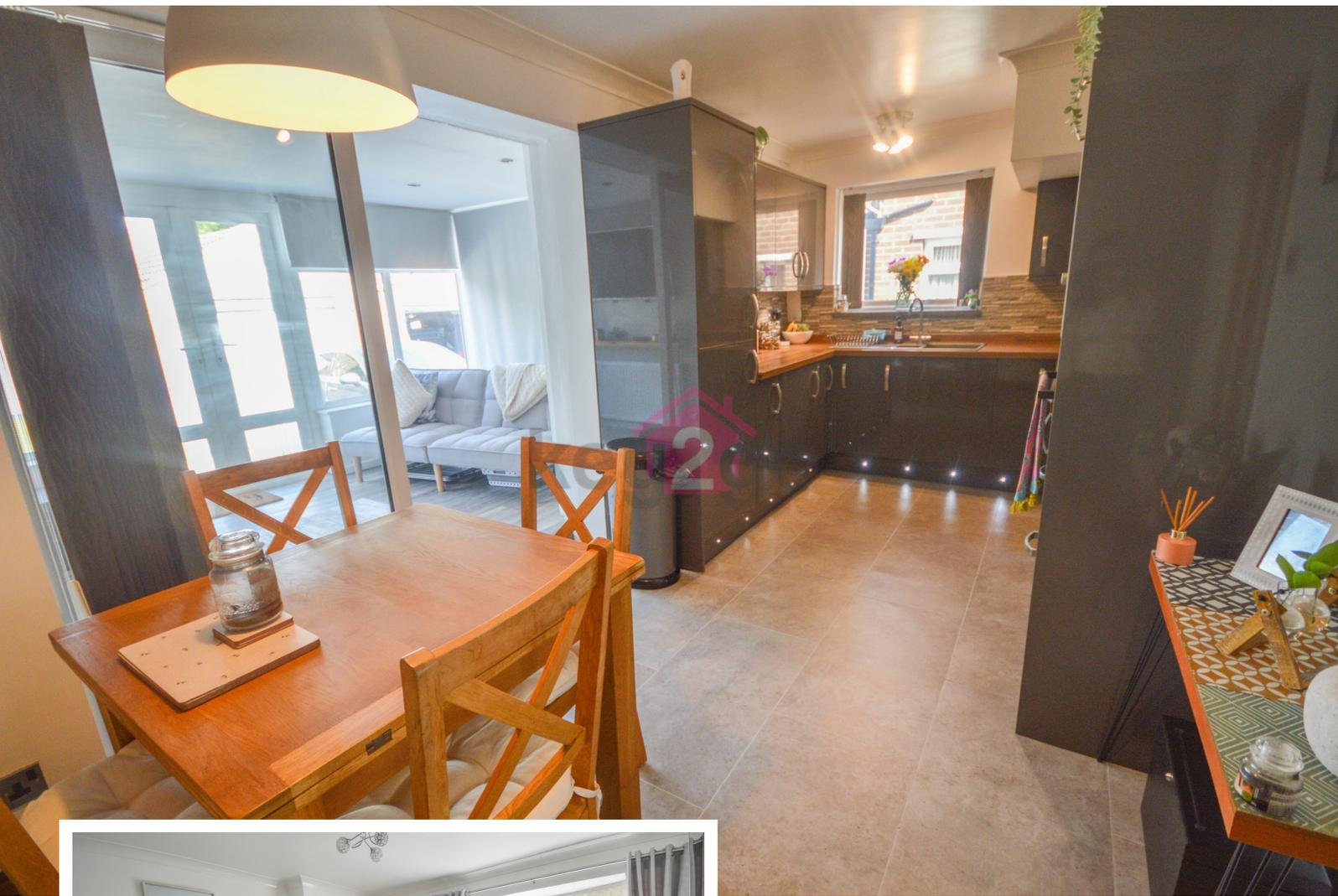


Flockton Crescent, Woodhouse, Sheffield, S13

Don't miss your opportunity to purchase this immaculately presented and extended three bedroom semi-detached property situated in a popular residential area. Benefiting from stylish kitchen and bathroom and conservatory/snug. Also having off road parking, garage and maintenance free garden. The property is well positioned for main public transport links and road networks to Sheffield City Centre. This property is ideal for first time buyers or small families!!

Asking Price Of £180,000

- THREE BEDROOMS
- SEMI-DETACHED
- IMMACULATELY PRESENTED
- STUNNING KITCHEN AND BATHROOM
- CONSERVATORY/SNUG



Property Description

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HALLWAY

Enter through composite door into useful hallway with neutral decor and mosaic tiled effect vinyl flooring. Ceiling light, radiator and stair rise to first floor landing and door to lounge.

LOUNGE

13' 7" x 12' 0" (4.16m x 3.66m)

A bright and spacious lounge with feature painted chimney breast and carpet flooring. Ceiling light, radiator, TV point and window to the front. Door to kitchen/diner.



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KITCHEN/DINER

16' 11" x 9' 2" (5.17m x 2.80m)

A stylish kitchen/diner fitted with ample high gloss wall and base units, wood effect worktops and tiled splash backs. One and a half sink with drainer and mixer tap. Oven, microwave and induction hob. Integrated fridge/freezer and under counter space for washing machine. Two ceiling lights, radiator and window. Tiled effect flooring and opening to conservatory/snug.

CONSERVATORY/ SNUG

13' 6" x 8' 7" (4.12m x 2.63m)

Fantastic extra living space with feature painted wall and laminate flooring. Spot lighting, radiator and double doors to garden.

STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, obscure glass window and loft access. Doors to three bedrooms and shower room.

BEDROOM 1

10' 4" x 11' 11" (3.15m x 3.64m)

A good sized double bedroom with feature painted wall and carpet flooring. ceiling light, radiator, TV point and window to the front.

BEDROOM 2

10' 4" x 8' 6" (3.15m x 2.60m)

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

BEDROOM 3

6' 3" x 8' 10" (1.93m x 2.71m)

Currently used as a dressing room with neutral decor and carpet flooring. Ceiling light, radiator and window to the front. Door to over stairs storage cupboard.

SHOWER ROOM

6' 10" x 5' 2" (2.10m x 1.60m) Comprising of shower cubicle with plumbed in shower, pedestal sink and close coupled WC. Spot lighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and vinyl flooring.

OUTSIDE

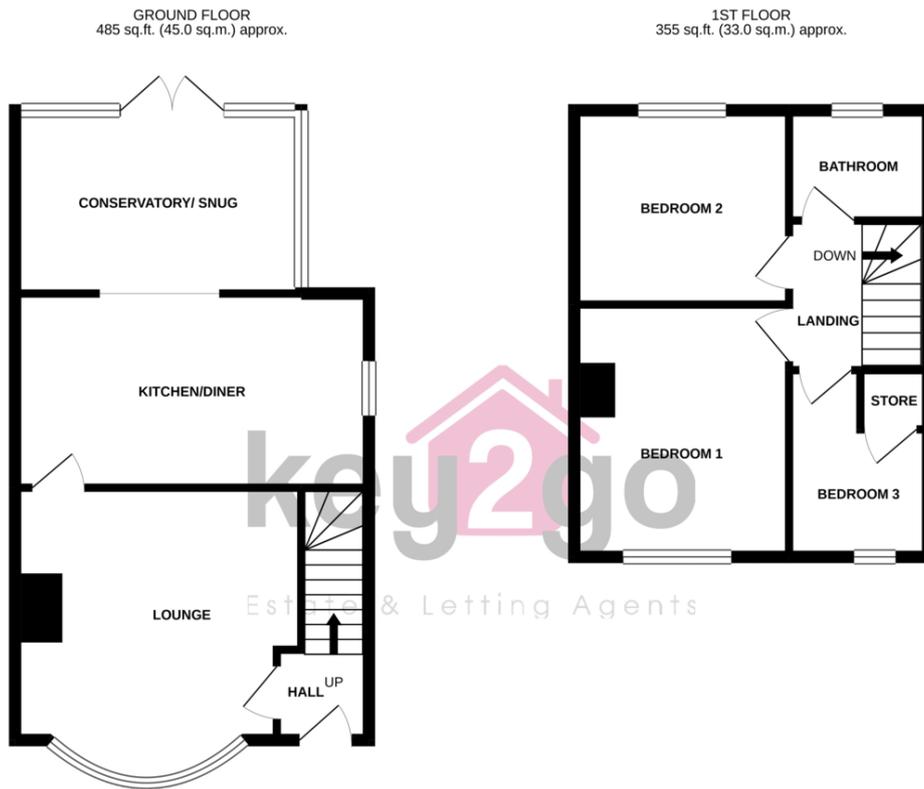
To the front of the property is a tarmac driveway and low rise wall. A shared driveway also leads to garage with power and lighting. To the rear of the property is a maintenance free patio and AstroTurf area., Decking with pizza oven, covered seating and BBQ area.

PROPERTY DETAILS

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



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TOTAL FLOOR AREA : 840 sq.ft. (78.0 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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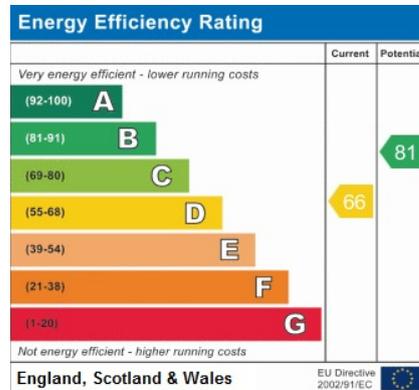
Viewing Arrangements

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 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

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