



Cooks Wood Road, Burngreave, Sheffield

NO CHAIN! Call our sales team today to arrange your viewing for this spacious, three bedroomed semi-detached property located in a popular residential area. Effectively extended to the kitchen and benefiting from off road parking and fantastic open views to the rear. The property is well positioned for local amenities and Sheffield Hospitals. With good road links to Sheffield City Centre and Sheffield Parkway. Ideal for a first time buyer or small families alike!

Asking Price Of £125,000

- CHAIN FREE!
- THREE BEDROOMS
- SEMI-DETACHED
- SPACIOUS THROUGHOUT
- EXTENDED TO THE KITCHEN



Property Description

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PORCH

Entrance via a uPVC door into the useful porch with neutral decor, a ceiling light and radiator. A door leads to the hallway.

HALLWAY

A welcoming hallway with neutral decor, laminate flooring, a ceiling light and radiator. Stairs rise to the first floor and doors lead to the lounge and kitchen.

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LOUNGE

10' 9" x 18' 8" (3.29m x 5.69m)

A good sized living area with part painted walls and laminate flooring. Ceiling light, two radiators and dual aspect windows. A TV point and a feature fireplace.

KITCHEN

8' 2" x 15' 10" (2.5m x 4.84m)

An effectively extended kitchen fitted with ample wall and base units with contrasting worktops and tiled splash backs. One and a half sink with drainer. Oven, hob and extractor fan. Under counter space for a washing machine. Breakfast bar, two ceiling lights and a radiator. Two windows, storage cupboard and tile effect flooring. A door leads to the side of the property.

STAIRS AND LANDING

Carpeted stairs rise to the first floor landing with a ceiling light and an obscure glass window. Access to the loft and doors lead to the three bedrooms and shower room.

BEDROOM ONE

10' 7" x 10' 3" (3.25m x 3.13m)

A generous double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and a walk in bay window overlooks the front of the property.

BEDROOM TWO

10' 7" x 8' 3" (3.25m x 2.53m)

A second double bedroom with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and a window overlooks the rear of the property with amazing open views.

BEDROOM THREE

7' 1" x 6' 11" (2.16m x 2.13m)

Could be used as a study, dressing room or nursery. Having neutral decor, laminate flooring a ceiling light and radiator. A window overlooks the front of the property.

SHOWER ROOM

Comprising of a shower cubicle with an electric shower, pedestal sink and close coupled WC. Spot lighting, radiator and an obscure glass window. Acrylic sheeting to the walls, vinyl flooring and a storage cupboard.

OUTSIDE

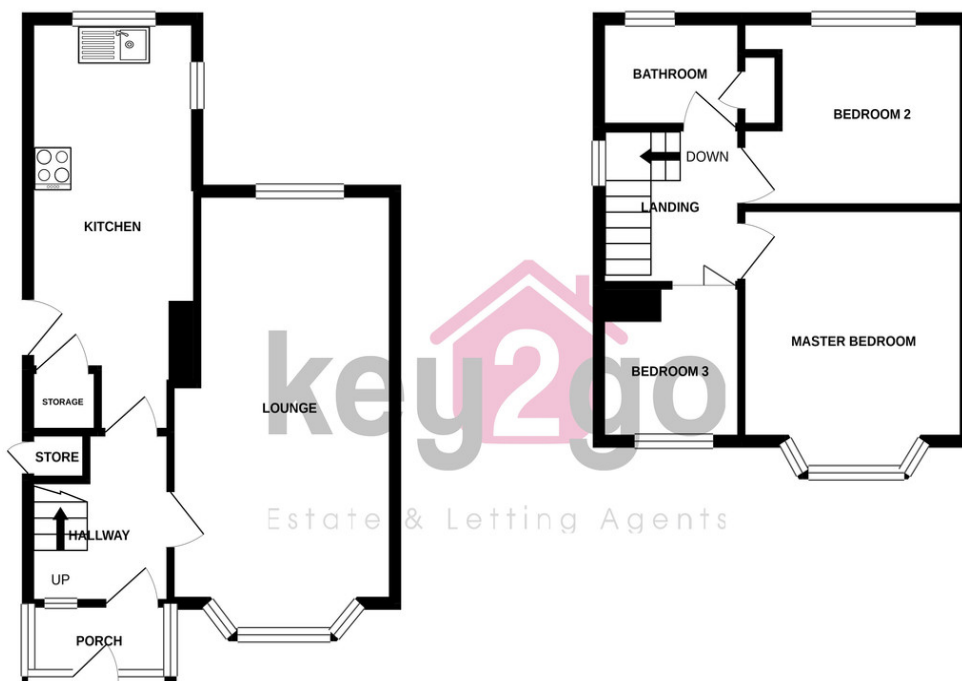
The property is located on a corner plot with a driveway providing off road parking. A lawn area and flower beds with mature trees and shrubbery. Access to the rear garden. To the rear of the property is a raised patio area and lawn. Useful under house storage and fencing to the boundary.



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GROUND FLOOR

1ST FLOOR



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

B

Viewing Arrangements

Strictly by appointment

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EPC TO BE CONFIRMED

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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