



## Castlebeck Drive, Sheffield, S2

A fantastic and unique opportunity to purchase this deceptively spacious and modern, three bedroomed semi-detached property located in a sought after area. Having off road parking for two cars and a private enclosed rear garden. Ready to move into and benefiting from a stylish kitchen and bathroom. The property is well positioned for local amenities and road links to Sheffield Parkway and Sheffield City Centre. Ideal for the first time buyer or small families alike!

Asking Price Of £145,000

- THREE BEDROOMS
- SEMI-DETACHED
- MODERN DECOR
- DECEPTIVELY SPACIOUS THROUGHOUT
- READY TO MOVE INTO!



## Property Description

A fantastic and unique opportunity to purchase this deceptively spacious and modern, three bedroomed semi-detached property located in a sought after area. Having off road parking for two cars and a private enclosed rear garden. Ready to move into and benefiting from a stylish kitchen and bathroom. The property is well positioned for local amenities and road links to Sheffield Parkway and Sheffield City Centre. Ideal for the first time buyer or small families alike!

### HALLWAY

Entrance via a uPVC door into the useful hallway with part painted walls and laminate flooring. Ceiling light, radiator and stairs rise to the first floor. A door leads to the lounge.

### LOUNGE

11' 3" x 16' 4" (3.45m x 5m)

A good sized living area with a feature wallpapered wall and laminate flooring. Ceiling light, radiator and a window overlooks the front of the property. TV point and a feature fire place. Under stairs storage cupboard and a door leads to the kitchen/diner.

## Castlebeck Drive, Sheffield, S2



### KITCHEN/DINER

14' 6" x 8' 10" (4.42m x 2.7m)

Fitted with modern wall and base units, contrasting worktops and feature splash backs. One and a half stainless steel sink with drainer and mixer tap. Oven, hob and extractor fan. Space for a full height fridge/freezer. Under counter space for a washing machine. Two ceiling lights, radiator and a window. Tile effect flooring, wall mounted boiler and sliding doors lead to the garden.

### STAIRS AND LANDING

Carpeted stairs rise to the first floor landing with a window, ceiling light and an over stairs storage cupboard. Doors lead to the three bedrooms and bathroom.



### BEDROOM ONE

7' 11" x 13' 7" (2.42m x 4.16m)

A good sized double bedroom with a feature wallpapered and carpeted flooring. Ceiling light, radiator and a window overlooks the rear of the property.

### BEDROOM TWO

7' 11" x 11' 8" (2.42m x 3.57m)

A second double bedroom with a feature painted wall and carpeted flooring. Ceiling light, radiator and a window overlooks the front of the property.



### BEDROOM THREE

6' 4" x 8' 9" (1.95m x 2.68m)

A generous single bedroom with a ceiling light, radiator and window. A feature painted wall and carpeted flooring.

### BATHROOM

Comprising of a bath with an over head electric shower, a vanity unit with wash basin and back to the wall WC. Ceiling light, ladder style radiator and an obscure glass window. Part tiled walls and vinyl flooring.



### OUTSIDE

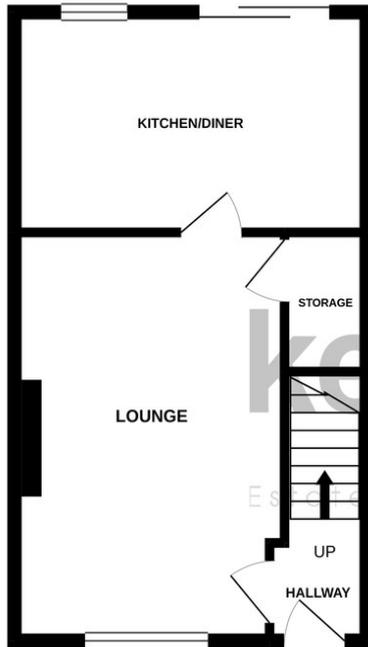
To the front of the property is a lawn area with shrubbery and a driveway providing off road parking for two cars. A gate leads to the garden. To the rear of the property is a well maintained private garden with a patio area housing a garden shed. A raised decked area and lawn. Mature hedging to the boundary.

### PROPERTY DETAILS

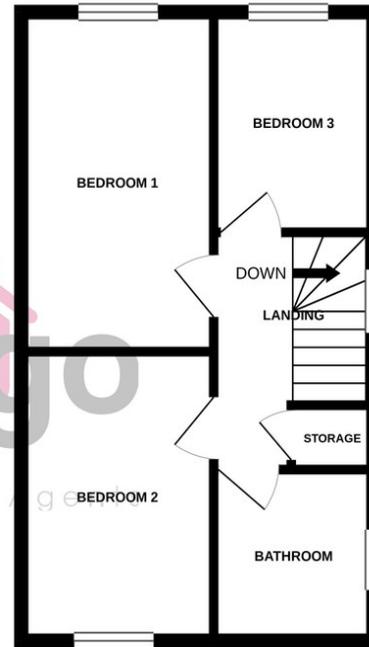
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- FREEHOLD

## Castlebeck Drive, Sheffield, S2

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

A

### Viewing Arrangements

Strictly by appointment

### Contact Details

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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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