



## Medlock Drive, Handsworth, Sheffield, S13

Don't miss your opportunity to purchase this spacious three bedroom semi-detached property situated in a popular residential area. Having off road parking and beautifully presented rear 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 £185,000

- THREE BEDROOMS
- SEMI-DETACHED
- SPACIOUS THROUGHOUT
- SEPARATE DINING ROOM
- OFF ROAD PARKING



## Property Description

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### LOUNGE

16' 8" x 9' 8" (5.10m x 2.95m)

Enter through composite door into spacious lounge with neutral decor, carpet flooring and original beams. Ceiling light, radiator and window to the front. Stair rise to first floor landing and door to dining room.

### DINING ROOM

8' 2" x 10' 9" (2.50m x 3.30m)

Great extra living space with carpet flooring and part painted walls. Ceiling light, radiator and window to the rear. Opening to kitchen.

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### KITCHEN

8' 2" x 10' 5" (2.50m x 3.20m)

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. One and a half sink with drainer and mixer tap. Oven, hob, under counter space for washing machine and Integrated fridge and freezer. Ceiling light, laminate flooring and window. Composite barn style door to garden.

### STAIRS/LANDING

A carpe stair rise to first floor landing with ceiling light, window and loft access. Doors to three bedrooms and shower rooms.



### BEDROOM 1

12' 11" x 12' 7" (3.94m x 3.84m)

A generous sized double bedroom with two feature wallpapered walls, carpet flooring and fitted wardrobes. Ceiling light, radiator and window to the front.

### BEDROOM 2

9' 10" x 10' 9" (3.00m x 3.28m)

A second double bedroom with painted walls and carpet flooring. Ceiling light, radiator and window to the rear. Fitted wardrobes and store cupboard housing hot water tank.



### BEDROOM 3

6' 3" x 10' 2" (1.93m x 3.10m)

A third single bedroom with painted walls, carpet flooring and fitted store cupboard. Ceiling light and window to the front.

### SHOWER ROOM

7' 4" x 6' 4" (2.25m x 1.95m)

Comprising of open shower with electric shower head, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Fully tiled walls and vinyl flooring.

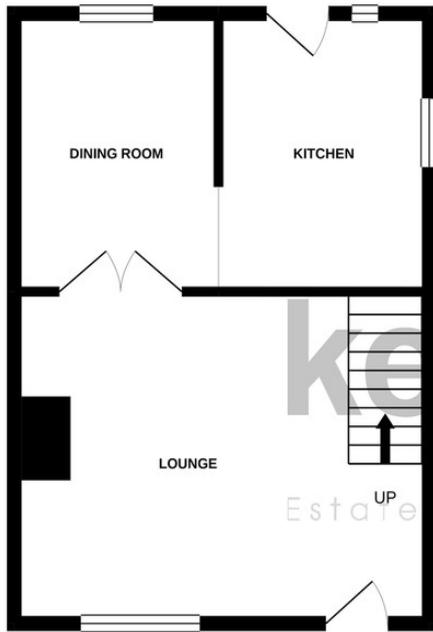


### OUTSIDE

To the front of the property is a beautifully presented lawn, flower bed and concrete driveway. To the rear of the property is an enclosed and low maintenance patio and lawn area. Flower bed, green house and shed.

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GROUND FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 784 sq.ft. (72.8 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

B

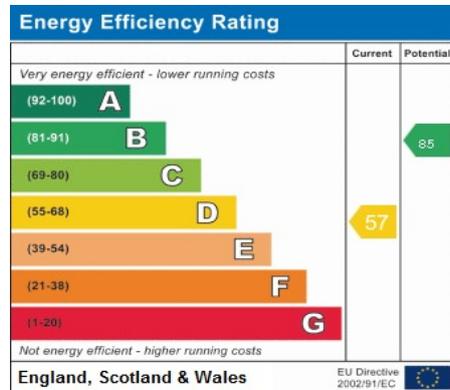
## Viewing Arrangements

Strictly by appointment

## Contact Details

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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

