



Richmond Park Road, Handsworth, Sheffield

A viewing is an absolute must to appreciate this stunning and extended, two double bedroomed semi-detached property located in a popular residential area. Renovated by the current owners to a high standard and benefiting from a utility room, conservatory/sitting room and occasional room in the loft. Having off road parking and a generous sized, beautifully presented rear garden. The property is on the door step to fantastic local amenities and with good road links to Sheffield City Centre and the M1 Motorway. Call our sales team today to avoid disappointment!

Asking Price Of £170,000

- TWO DOUBLE BEDROOMS
- EXTENDED SEMI-DETACHED HOUSE
- RENOVATED BY THE CURRENT OWNERS TO A HIGH STANDARD
- UTILITY ROOM AND OCCASIONAL LOFT ROOM
- OFF ROAD PARKING



Property Description

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HALLWAY

Entrance via a uPVC door into the hallway with karndean flooring and carpeted stairs. Radiator, smoke alarm and a door leading to the lounge.

LOUNGE

11' 6" x 12' 2" (3.52m x 3.72m)

A bright living area with a feature wallpapered wall and carpeted flooring. Ceiling light and a walk in bay window overlooking the front of the property. A door leads to the kitchen.



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KITCHEN

14' 7" x 8' 2" (4.45m x 2.49m)

A stylish kitchen fitted with ample modern wall and base units, contrasting worktops and tiled splash backs. Sink with mixer tap and under counter space for a fridge and dishwasher. Oven, hob and extractor fan. With karndean flooring, spot lighting, window and double doors lead to the conservatory/sitting room.

CONSERVATORY/SITTING ROOM

13' 7" x 11' 10" (4.15m x 3.61m)

A fantastic extension on the property creating great extra living space. With neutral decor, karndean flooring, spot lighting and two radiators. Double doors lead to the rear garden.

UTILITY ROOM

6' 0" x 18' 10" (1.83m x 5.75m)

A converted garage which can be used as a second entrance to the property. Fitted with modern wall and base units and worktops. Under counter space for a washing machine and tumble dryer. Space for a fridge and a second full sized fridge/freezer. Ceiling light, sink and an under stairs storage cupboard. Housing the boiler and giving access via uPVC doors to the front and rear of the property.



STAIRS AND LANDING

Carpeted stairs rise to the first floor landing with spot lighting, smoke alarm and doors to the two bedrooms and bathroom.

BEDROOM ONE

11' 7" x 11' 0" (3.54m x 3.37m)

A double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator, window and a walk in wardrobe.



BEDROOM TWO

8' 0" x 8' 11" (2.44m x 2.72m)

A second good sized bedroom with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator, window and access to the occasional loft room via a fixed loft ladder.

LOFT ROOM

Creating further living/storage space with a Velux style window and ceiling light. Ample storage space within the eaves.

SHOWER ROOM

A stunning shower room comprising of a double shower cubicle with a plumbed in shower and a vanity unit with wash basin and WC. Spot lighting, ladder style radiator and an obscure glass window. Part tiled walls and tiled flooring.



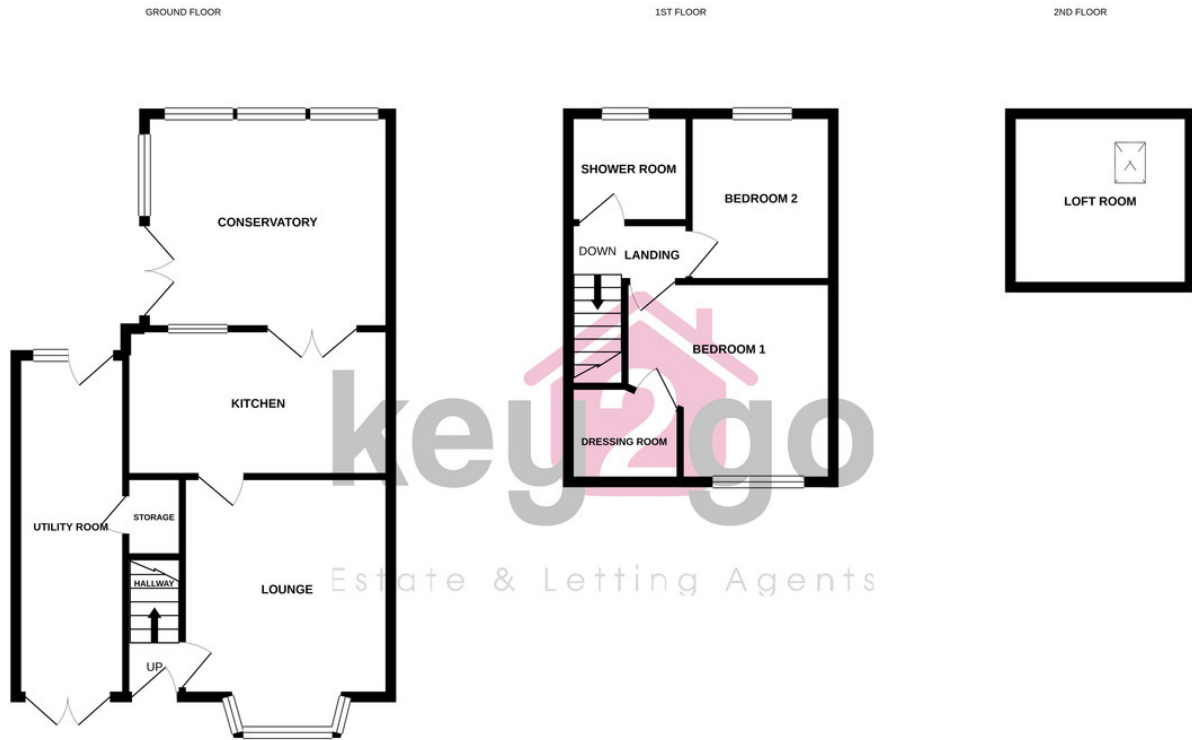
OUTSIDE

To the front of the property is a patterned concrete driveway providing off road parking for two cars. To the rear of the property is a generous sized enclosed garden with a patterned concrete patio area, lawn and a 2nd patio area to the top of the garden. Outside lighting, outside tap and outdoor power points.

PROPERTY DETAILS

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

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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

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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 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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