



### 3 Rodman Drive | Woodhouse | S13 9WN

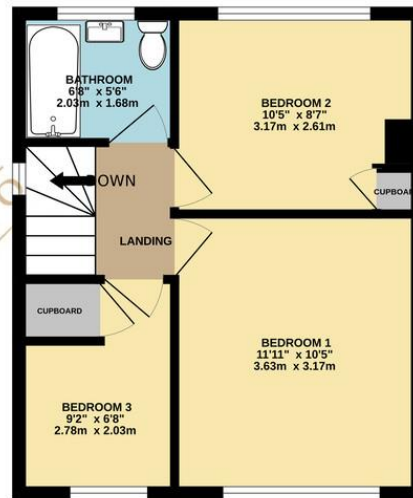
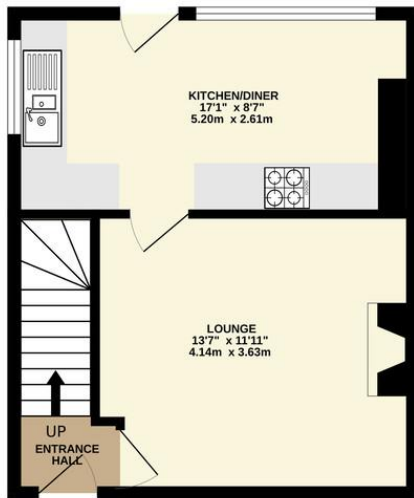
Guide Price £180,000 to £190,000

Bell & Co Estates is thrilled to present this newly refurbished three-bedroom semi-detached home in Woodhouse, offered with no onward chain. Perfect for families or first-time buyers, this property has been fully updated and is ready to move straight into. Step into the welcoming entrance hallway that leads into a large, front-facing living room—a bright and spacious area ideal for relaxing and entertaining. The newly fitted modern kitchen offers a sleek design with integrated appliances, ample cupboard space, and a door leading directly into the rear garden, making outdoor dining convenient and enjoyable. Additional understairs storage provides extra space for household essentials. The first floor houses two generous bedrooms and a further single bedroom, offering ample space for family members or a home office. The newly fitted bathroom is equipped with a shower over bath, wash basin, and WC, with a contemporary finish. To the front of the property, a driveway offers off-road parking, and a grassed area adds curb appeal. A side gate leads into the spacious rear garden, which features a lawn and patio area—ideal for outdoor entertaining, gardening, or play. Conveniently located near local amenities, transport links, and schools, this property is well-suited for families or those seeking easy access to community resources. This move-in ready home won't last long!



GROUND FLOOR  
336 sq.ft. (31.2 sq.m.) approx.

1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 683 sq.ft. (63.4 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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## Contact Details

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3, Rodman Drive  
SHEFFIELD  
S13 9WN

Energy rating

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Valid until  
**28 June 2030**

Certificate number  
**2318-9077-6206-5630-8290**

**Property type** Semi-detached house

**Total floor area** 69 square metres

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