



3 Kirkby Drive, Sheffield, S12 2LW

Saxton Mee

3 Kirkby Drive

Offers Around

£165,000

An excellent three bedroom family home in this popular residential area.

This nicely presented three bedroom semi detached house has been well maintained and is perfect for family occupation standing in this very popular residential area, well placed for a good range of local amenities along with ease of access to the ring road, city centre and new St James' Retail Park. Gas fired central heating and double glazing. Reception hall, good sized living room, separate dining room and fitted kitchen. Landing, two double bedrooms with fitted wardrobes, third single bedroom with wardrobes and bathroom with white suite and separate WC. Drive with ample parking, detached garage and attractive enclosed rear garden.

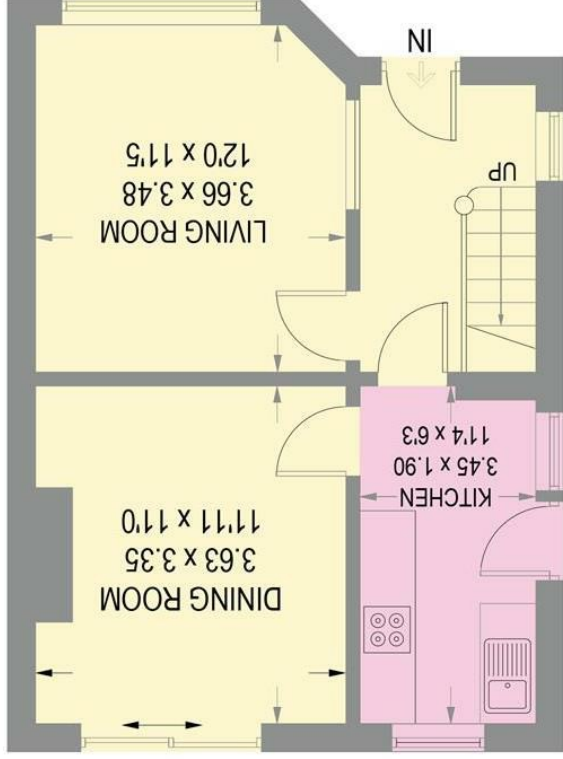
- Popular Residential Area
- Convenient Location
- Gas Central Heating & Double Glazing
- Two Reception Rooms & Fitted Kitchen
- Two Good Sized Double Bedrooms & Single Bedroom
- Attractive Rear Garden
- Drive and Garage
- Viewing Recommended
- EPC Rating TBC
- Viewing Dronfield Office



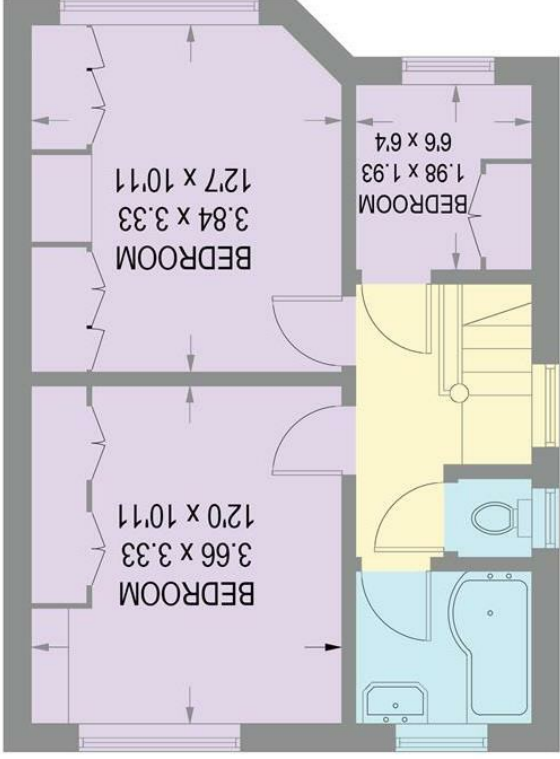


3 KIRKBY DRIVE

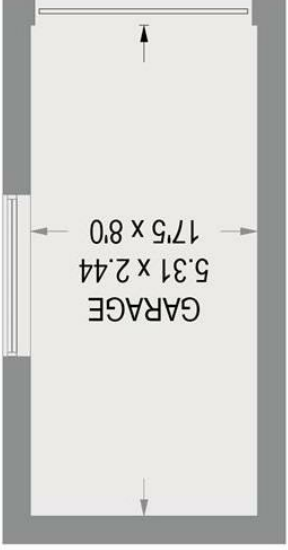
APPROXIMATE GROSS INTERNAL AREA = 79 SQ M / 850 SQ FT
GARAGE = 13 SQ M / 140 SQ FT
TOTAL = 92.0 SQ M / 990 SQ FT



GROUND FLOOR
39.8 SQ M / 428 SQ FT



FIRST FLOOR
39.2 SQ M / 422 SQ FT



GARAGE
13.0 SQ M / 140 SQ FT
(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. A Life Assurance policy may be requested. Written Quotations of credit terms available on request.

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