



Milburn Grove, Sothall, Sheffield, S20

READY TO MOVE INTO! Don't miss your opportunity to purchase this spacious two bedroom semi-detached property situated in the highly sought after village of Sothall! Benefitting from enclosed rear garden and off road parking. The property is well positioned for fantastic local amenities and main transport links. A walk away from Rother Valley Country Park and within close proximity to local schools. Ideal for a first time buyers!

Asking Price Of £135,000

- TWO BEDROOMS
- SEMI-DETACHED
- BEAUTIFULLY PRESENTED
- OPEN PLAN KITCHEN/DINER
- OFF ROAD PARKING



Property Description

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PORCH

Enter into porch with neutral decor and carpet flooring. Ceiling light, storage area and door to lounge.

LOUNGE

11' 7" x 15' 10" (3.55m x 4.83m)

Decorated in earth tones, laminate flooring and gas fire with feature surround. Ceiling light, TV point and window to the front. Under stairs storage cupboard stair rise to first floor landing and door to kitchen/diner.



KITCHEN/DINER

11' 8" x 9' 7" (3.56m x 2.93m)

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. Sink with mixer tap. Space for freestanding cooker and washing machine. Ceiling light, window and laminate flooring. Door to outside.

STAIRS/LANDING

A wood stair rise to first floor landing with ceiling light, window and loft access. Doors to two bedrooms and bathroom.

BEDROOM 1

9' 8" x 9' 7" (2.95m x 2.94m)

A double bedroom with wallpapered walls and fitted wardrobes. Ceiling light and window.

BEDROOM 2

6' 7" x 11' 1" (2.01m x 3.38m)

A second double bedroom with neutral decor and laminate flooring. Ceiling light, window and over stairs storage cupboard.

BATHROOM

4' 7" x 7' 5" (1.42m x 2.28m)

Comprising of bath with electric shower, pedestal sink and low flush WC. Ceiling light, window, part tiled walls and tiled flooring.

OUTSIDE

To the front of the property is a low maintenance gravel area with path to front door and side access to rear garden. To the rear of the property is an enclosed lawn, two patio area, gravel area and driveway.

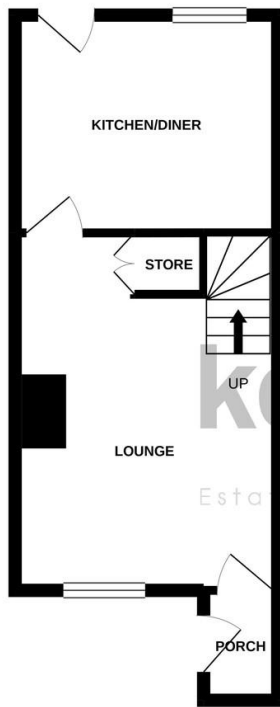
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED



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GROUND FLOOR
307 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 604 sq.ft. (56.1 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

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

38a High Street

Mosborough

Sheffield

South Yorkshire

S20 5AE

www.key2go.co.uk

enquiries@key2go.co.uk

0114 2478819

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E		

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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