



## Welwyn Road, Sheffield, S12

Call our sales team to arrange your viewing on this beautifully presented and modern three bedroom semi-detached property situated in a popular residential area. Having open plan kitchen/diner, off road parking and enclosed rear garden. The property is positioned close to great local amenities and schools. With road links to the City Centre. Ideal for first time buyers or small families!

## Asking Price Of £170,000

- THREE BEDROOMS
- SEMI-DETACHED
- BEAUTIFULLY PRESENTED
- MASTER BEDROOM WITH ENSUITE
- OFF ROAD PARKING





## Property Description

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### HALLWAY

Enter into hallway with laminate flooring and neutral decor. Ceiling light, smoke alarm and radiator. Stair rise to first floor landing and doors to lounge and kitchen/diner.

### LOUNGE

14' 7" x 9' 10" (4.47m x 3.01m)

A bright and spacious lounge with carpet flooring and neutral decor. Ceiling light, radiator and bay window.



## Welwyn Road, Sheffield, S12



### KITCHEN/DINER

14' 7" x 11' 3" (4.45m x 3.44m)

A modern kitchen fitted with ample wall and base units, contrasting worktops and one and a half sink with mixer tap. Electric oven, hob and extractor. Space for full sized fridge/freezer and integrated washing machine and tumble dryer. Spot lighting, vertical radiator and smoke alarm. Neutral decor and laminate flooring. Two windows, door to rear garden and under stairs storage cupboard.

### STAIRS/LANDING

A carpet stair rise to first floor landing with feature wallpapered wall, smoke alarm, ceiling light and loft access. Doors to three bedrooms and bathroom.



### BEDROOM 1

11' 3" x 9' 9" (3.43m x 2.99m)

A good sized double bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window to front. Door to ensuite.

### ENSUITE

6' 2" x 7' 4" (1.90m x 2.25m)

Comprising of shower cubicle with plumbed in shower, vanity sink and close coupled WC. Spot lighting, ladder style radiator, part tiled walls and tiled flooring.



### BEDROOM 2

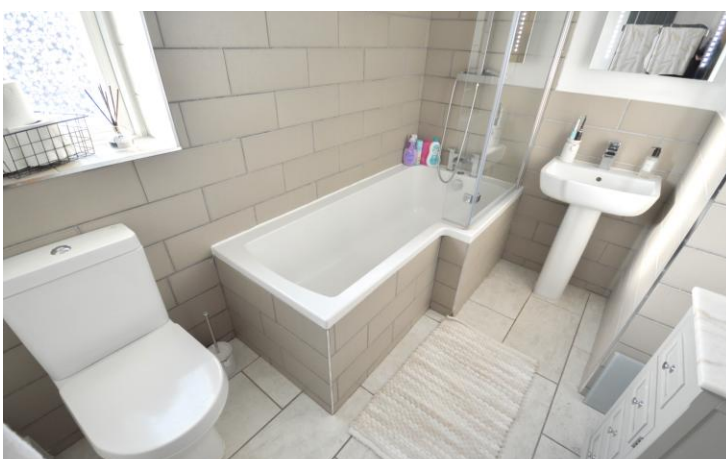
8' 7" x 7' 10" (2.64m x 2.41m)

A second rear facing double bedroom with laminate flooring and neutral decor. Ceiling light, radiator and window.

### BEDROOM 3

6' 4" x 8' 9" (1.94m x 2.68m)

A third good sized bedroom with laminate flooring and neutral decor. Ceiling light, radiator and window.



### BATHROOM

8' 2" x 5' 0" (2.51m x 1.53m)

Comprising of P shaped bath with plumbed in shower and shower screen, sink and close coupled WC. Spot lighting, vertical radiator and obscure glass window. Tiled flooring and part tiled walls.

### OUTSIDE

To the front of the property is an enclosed lawn and paved area with pebble boarder. Path leading to the side of the property. To the rear of the property is a lawn and patio area. Shed and brick built out building with boiler. Outside tap and lighting to rear and side and external socket. Gate to off road parking for two cars.

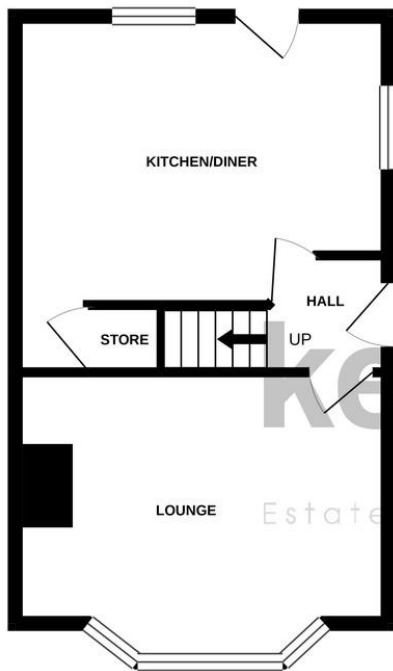
### PROPERTY DETAILS

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

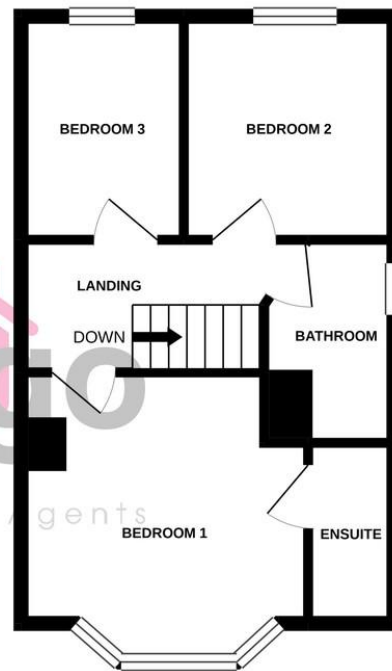


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GROUND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 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

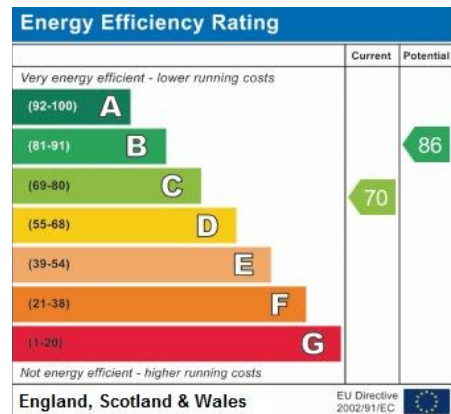
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

