



Maple Grove, Handsworth, Sheffield, S9

The perfect first home! Arrange your viewing today for this deceptively spacious, extended two bedroomed terrace property. Having a generous sized enclosed garden and off road parking. Benefiting from a modern shower room and a good sized lounge/diner. The property is within close proximity to local amenities and main bus routes. With good road links to Sheffield City Centre and Sheffield Parkway. This property is ideal for a first time buyer or investor!

Asking Price Of £120,000

- TWO BEDROOMS
- EXTENDED MID TERRACE
- DECEPTIVELY SPACIOUS
- MODERN SHOWER ROOM
- OFF ROAD PARKING



Property Description

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PORCH

Entrance into the useful porch area with a wall light, wood flooring and a uPVC door leading to the kitchen.

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KITCHEN

23' 7" x 9' 4" (7.2m x 2.87m)

A generous sized, open plan hallway/kitchen fitted with ample wall and base units, contrasting worktops and acrylic splash backs. Stainless steel sink with drainer and mixer tap. Oven and hob. Under counter space for a washing machine. Space for an American style fridge/freezer. A useful under stairs storage cupboard and a cupboard houses the combination boiler. Three ceiling lights, two radiators and a window overlooks the rear garden. A uPVC door leads to the garden, double doors and a further single door open to the lounge/diner. Stairs rise to the first floor.

LOUNGE/DINER

11' 0" x 22' 11" (3.357m x 7.0m)

A fantastic sized family room with a feature wallpapered chimney breast and carpeted flooring. Two ceiling lights, radiator and a TV point. A window overlooks the front of the property and uPVC patio doors lead to the rear of the property.

STAIRS AND LANDING

Carpeted stairs rise to the first floor landing with a wall light and access to the boarded and carpeted loft via a fixed loft ladder. Doors lead to the two bedrooms and shower room.

BEDROOM ONE

9' 11" x 15' 2" (3.03m x 4.63m)

A good sized double bedroom with neutral decor and carpeted flooring. Two wall lights and dual aspect windows.

BEDROOM TWO

10' 5" x 6' 10" (3.2m x 2.1m)

A single bedroom with a ceiling light, radiator and window overlooking the rear of the property. Neutral decor and carpeted flooring.

SHOWER ROOM

Comprising of a corner shower cubicle with a plumbed in shower, a vanity unit with wash basin and back to the wall WC. Spot lighting, chrome ladder style radiator and an obscure glass window. Acrylic sheeting to the walls and tiled flooring.

OUTSIDE

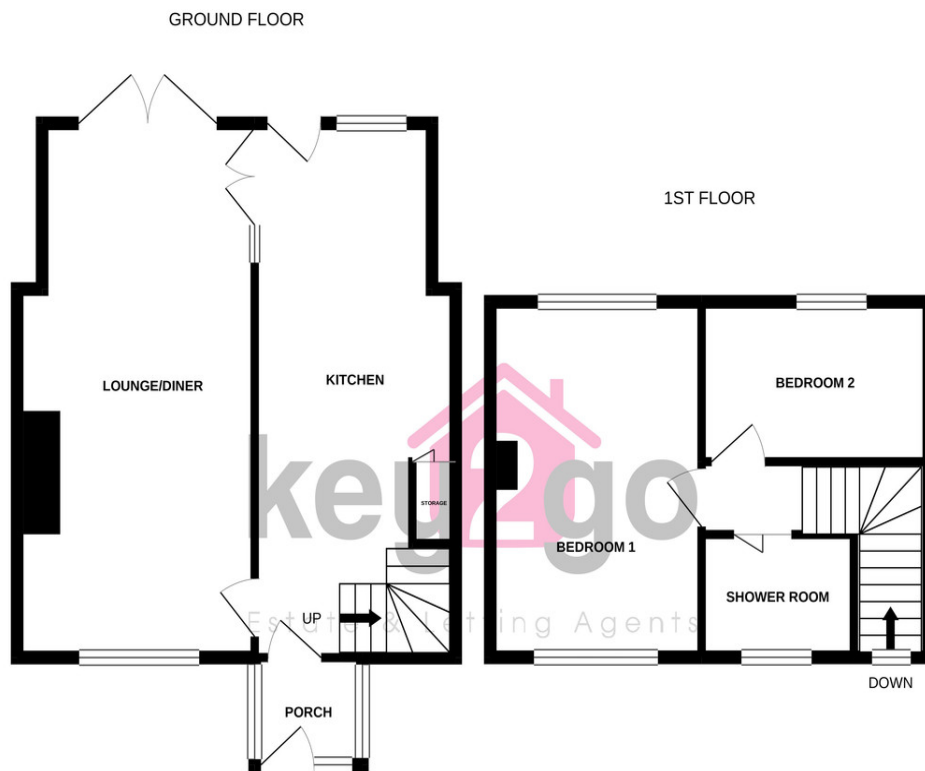
To the front of the property is a driveway providing off road parking for up to two cars. To the rear of the property is a generous sized enclosed garden with a large decked area and lawn. Footings are in place for a second decked area with a garden shed to the top of the garden. Hedging to the boundary.

PROPERTY DETAILS

- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBINATION 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.

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

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 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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