



- MODERN PROPERTY
- DETACHED HOUSE
- THREE BEDROOMS
- BEDROOM ONE WITH ENSUITE

Hurricane Avenue, Sheffield, S13 7AB

£225,000

BUILT 2018 this three bedroom detached house is now available to view. It has a porch, good sized lounge, kitchen diner with doors out to the garden, Bedroom one with En-Suite and built in wardrobes, Bedroom two with built in wardrobes, bedroom three and bathroom. Double driveway to front of garage.



Property Description

PORCH

The front door leads you into the porch at the front of the house which provides access to the lounge.

LOUNGE

16' 2" x 10' 1" (4.93m x 3.09m) With a front facing window this room is a good size and provides a lovely area to relax and unwind.

HALL

The hall has access to the stairs leading to the first floor, the wc and the kitchen

WC

A white WC and wash hand basin with grey sparkly walls.

KITCHEN/DINER

7' 6" x 18' 9" (2.31m x 5.73m) At the rear of the house spanning the full width of the property is the kitchen diner. Fitted with a range of wall and floor mounted white gloss units with metal bar style handles and a contrasting grey concrete effect work surface. There is a stainless steel and glass single electric oven, four burner stainless steel gas hob and a stainless steel extractor above. Beautiful grey brick style gloss tiles finish the splashbacks nicely. Beneath the UPVC window to the rear there is a one and a half bowl stainless steel sink and drainer. There is a fully integrated fridge freezer, washer/ dryer and dishwasher. To the opposite end of the room is space a dining table and chairs. There are double white UPVC doors which provide access to the garden.

LANDING

Provides access to all bedrooms, the family bathroom and the loft.





BEDROOM 1

9' 8" x 14' 1" (2.96m x 4.31m) This bedroom has a built in wardrobe and twin white UPVC window to the front. There is access to the en-suite and the landing.

ENSUITE

A very modern en-suite with a glass shower cubicle with white shower tray and chrome fittings. There is a white wash hand basin and white WC all surrounded by modern grey tiling.

BEDROOM 2

11' 2" x 8' 8" (3.42m x 2.66m) A good sized double bedroom with built in wardrobes and a UPVC window to the rear.



BEDROOM 3

7' 10" x 9' 8" (2.39m x 2.97m) This double room has a UPVC window to the rear.

BATHROOM

Fitted with a white bath with shower over and glass shower screen, there is a white wash hand basin on a white pedestal and a white WC. Modern grey tiling to the splashback and wet areas.

EXTERNAL

The front of the property overlooks Shire Brook Nature Reserve offering some great walks so close. There is a double width driveway in front of the single garage, then a path leads down the side of the house to the rear garden where you will find a decked area, a patio seating area, border to one side and the rest laid to lawn. The garden is fully enclosed

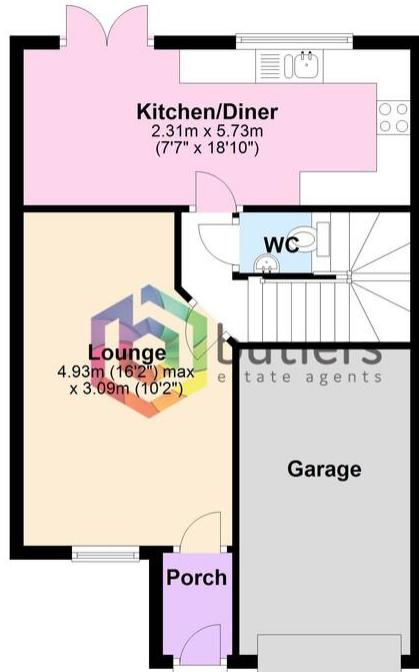


VIEWINGS

Viewings can be requested via our website.

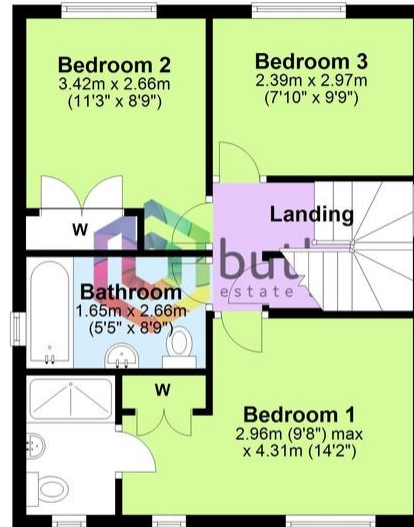
Ground Floor

Approx. 47.9 sq. metres (515.8 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.6 sq. feet)



Total area: approx. 90.2 sq. metres (971.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements and items on the plan should not be relied upon and no responsibility will be taken for any errors or omissions. The floorplan is owned by Butlers Estate Agents Ltd and should not be copied or reproduced without relevant authority
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

60 High Street, Mosborough,
Sheffield, South Yorkshire, S20
5AE

butlers.co.uk
0114 247 4433
dave@butlers.co.uk

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