

Freehold

Asking Price: £230,000

Elm Tree Close, Sheffield, S25



LINCOLN RALPH



Tel: 01709 278978

Email: info@lincolnralph.com

www.lincolnralph.com

Elm Tree Close, Sheffield, S25

FOUR BEDROOMS! TWO BATHROOMS! CUL DE SAC POSITION! FAMILY SIZE ACCOMMODATION! CONVENIENT LOCATION! NOT TO BE MISSED!

Viewing is highly recommended to fully appreciate this extended four bedroom semi detached home that enjoys a position at the head of a cul de sac in this sought after location. The spacious accommodation briefly comprises an entrance porch, hallway, lounge, dining room, sun room and fitted kitchen. To the first floor is a landing, four bedrooms, bathroom and a shower room. Outside ample off road parking is provided by the driveway and garage. The rear garden is well appointed and mainly laid to lawn. Being well placed to access a range of local amenities along with the A57/M1 motorway network. Call Lincoln Ralph today to avoid disappointment!

Entrance Porch Front facing double glazed entrance door and useful storage cupboards. A door opens to the hall.

Hall Having stairs rising to the first floor landing and a radiator. Doors open to the lounge and kitchen.

Lounge 4.32 x 3.68. The focal point of the room is the fire surround with hearth and back incorporating a modern remote controlled electric fire. Having coving to the ceiling, front facing UPVC double glazed window and a radiator. Double glass panelled doors open to the dining room.

Dining Room 3.17 x 2.64. Having a radiator and a door opens to the kitchen. Double glass panelled doors open to the sun room.

Sun Room 3.68 x 2.74. There are downlights to the ceiling, side and rear facing UPVC double glazed windows and a radiator. UPVC double glazed French doors open to the rear garden.

Kitchen 3.19 x 2.61. Fitted with a range of wall mounted and base level units with roll edge work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. There is space for a cooker, plumbing for a washing machine and dishwasher along with space for a fridge freezer. Having tiling to splashback height and to the floor, rear facing UPVC double glazed window and entrance door.

Landing Having a useful storage cupboard and doors open to the bedrooms, bathroom and shower room.

Bedroom 1 3.81 x 3.03. Fitted with a range of wardrobes, front facing UPVC double glazed window and a radiator.

Bedroom 2 3.24 x 3.20. Rear facing UPVC double glazed window and a radiator.

Bedroom 3 3.6 x 2.03. Front facing UPVC double glazed window, cupboard and a radiator.

Bedroom 4 3.92 x 2.20. Having downlights to the ceiling, fitted wardrobe, front facing UPVC double glazed window and a radiator.

Bathroom 2.65 x 1.47. Fitted with a white suite comprising a P shaped bath with shower screen and shower over, vanity wash hand basin and a low flush WC. Having tiling to the walls, heated chrome towel rail and a rear facing UPVC double glazed window.

Shower Room 2.0 x 1.53. Fitted with a white suite comprising a shower cubicle, vanity wash hand basin and a low flush WC. There is tiling to the walls and floor, heated chrome towel rail, extractor fan and a rear facing UPVC double glazed window.

Outside Ample off road parking is provided by a driveway that in turn leads to the single garage. The rear garden is well appointed and enjoys a pleasant flagged patio and lawn.

Garage Up and over door, power and lighting.

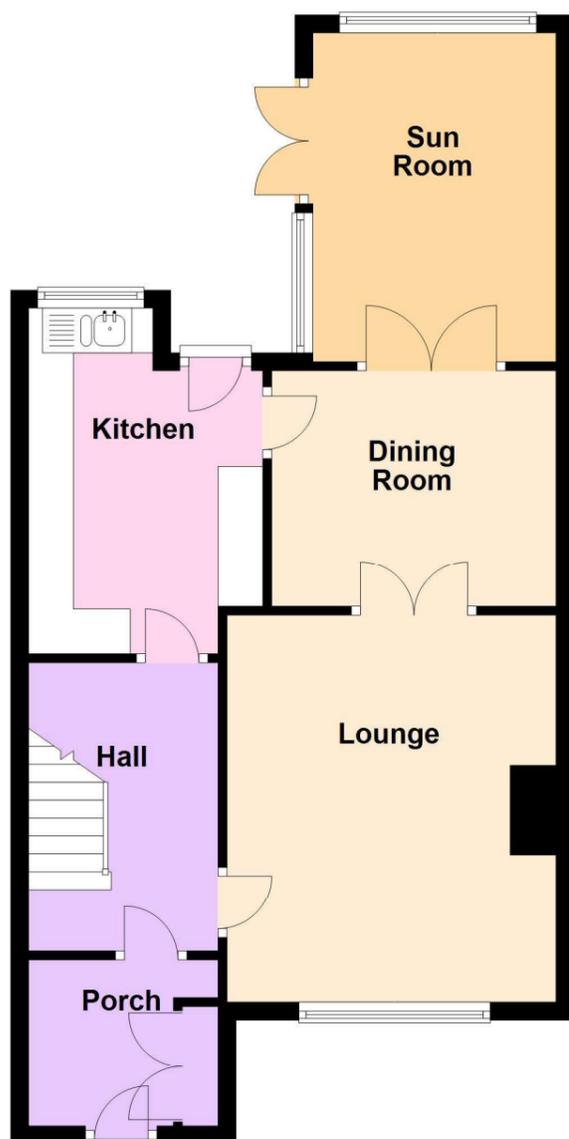


- Four bedroom extended semi
- Boasting three reception rooms
- Cul de sac position
- Driveway and garage
- Shower Room and bathroom
- Well appointed rear garden
- Convenient location
- Viewing is highly recommended!

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor



First Floor

