



LINCOLN RALPH



# New Cross Way, Woodhouse, Sheffield, S13

**ATTENTION INVESTORS AND FIRST TIMERS! GENEROUS THREE BEDROOM SEMI DETACHED PROPERTY, DRIVEWAY, GARAGE, TWO RECEPTIONS, WELL PLACED FOR AMENITIES! CASH OFFERS ONLY - NON STANDARD CONSTRUCTION.**

A generous three bedroom semi detached property that enjoys the benefit of off road parking by way of a garage and driveway. The home is ideally located to access a range of amenities including the Sheffield Parkway, M1 motorway network and the Crystal Peaks shopping precinct. The accommodation briefly comprises a porch, hall, fitted kitchen, dining room and lounge. To the first floor is a landing, three bedrooms and a bathroom. Outside there are well appointed low maintenance gardens to the front and rear. Call Lincoln Ralph today!

**Entrance Porch** Having front and side facing UPVC double glazed windows, UPVC double glazed entrance door and a door opens to the hall.

**Hall** There is a radiator along with stairs rising to the first floor landing and a door opens to the kitchen.

**Kitchen** 4.62 x 2.31. Fitted with a range of wall mounted and base level units with work surfaces incorporating a sink unit with mixer tap. There is space for a cooker, plumbing for a washing machine, space for a fridge along with tiling to the walls. Having a rear facing UPVC double glazed window, UPVC entrance door opens to the garage and a glass panelled door opens to the dining room.

**Dining Room** 3.93 x 2.54. The focal point is the fire surround with hearth and back incorporating a coal effect electric fire. Having decorative coving to the ceiling, radiator and rear facing UPVC double glazed patio doors. Double glass panelled doors open to the lounge.

**Lounge** 3.94 x 2.93. Having a fire surround with a hearth and back incorporating a coal effect electric fire. There is decorative coving to the ceiling, radiator and a front facing UPVC double glazed window.

**Landing** Having a side facing UPVC double glazed window, airing cupboard and a radiator. Doors open to the bedrooms and bathroom.

**Bedroom 1** 3.64 x 3.12. Having coving to the ceiling, front facing UPVC double glazed window and a radiator.

**Bedroom 2** 3.78 x 2.53. Rear facing UPVC double glazed window and a radiator.

**Bedroom 3** 2.16 x 2.01. Front facing UPVC double glazed window and a radiator. A door opens to a former cupboard that has a fixed ladder giving access to the loft.

**Bathroom** 2.45 x 1.69. Fitted with a white suite comprising a panelled bath, low flush WC and a wash hand basin. Having tiling to the walls, side and rear facing UPVC double glazed windows and a radiator.

**Loft** 2.96 x 2.80. Power, lighting and a radiator.

**Outside** The front is bordered by a brick boundary wall with railings and gates opening to a driveway that provides off road parking and in turn gives access to the garage. The front garden is pebbled with a variety of shrubs. The rear garden is well appointed and comprises an artificial lawn with pergola, flagged patio and steps descend to a low maintenance garden that is flagged along with having a mixture of mature shrubs. In addition there are two useful sheds.

**Garage** 4.88 x 2.60. Up and over door, two side facing single glazed windows, wall mounted central heating boiler and a door opens to the rear.



- Cash offers only
- Non-standard construction
- Generous three bedroom semi detached
- Boasting two reception rooms
- Driveway and garage
- Well appointed gardens
- Convenient location
- Viewing 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.



Total area: approx. 114.9 sq. metres (1236.7 sq. feet)

This plan is used for illustration purposes only  
Plan produced using PlanUp.