

Asking Price: £140,000
Freehold

Sheffield Road, Woodhouse,
Sheffield, South Yorkshire, S13



LINCOLN RALPH



Tel: 01709 278978 Email: info@lincolnralph.com www.lincolnralph.com

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CONVENIENT LOCATION! SPACIOUS TWO BEDROOM SEMI DETACHED HOME! BLOCK PAVED HARDSTANDING TO THE FRONT & BOASTING TWO RECEPTION ROOMS!

This two bedroom semi detached home enjoys a convenient location that would provide great access to the Sheffield Parkway and the M1 motorway network. The spacious accommodation briefly comprises an entrance hallway, breakfast kitchen, dining room and a lounge. To the first floor is a landing, two bedroom and a bathroom. Externally the property enjoys the benefit of block paved hardstanding and enclosed rear garden. Viewing is highly recommended! Call Lincoln Ralph today to avoid disappointment!

Entrance Hall Having a front facing entrance door, under stairs access to the cellar a radiator. Stairs rise to the first floor landing and doors open to the kitchen and dining room.

Dining Room 3.95 x 3.68. The focal point of the room is the fire surround with a tiled hearth and back incorporating a living flame gas fire. There is decorative coving to the ceiling, rear facing UPVC double glazed window and a radiator. Double doors open to the lounge.

Lounge 3.70 x 3.68. Having a fire surround with a marble effect hearth and back incorporating a living flame gas fire. There is decorative coving to the ceiling, radiator and a front facing UPVC double glazed window.

Breakfast Kitchen 5.12 x 2.44. (The latter measurement increases to 3.35) Fitted with a range of wall mounted and base level units with work surfaces incorporating a one and a half bowl sink unit with mixer tap. There is an integrated range with extractor hood over, built in fridge and freezer along with housing and plumbing for a washing machine. Having tiling to splashback height, breakfast bar, downlights to the ceiling and a radiator. Rear facing UPVC double glazed French doors give access to the rear garden.

Landing Front facing UPVC double glazed window and a radiator. A cupboard houses the central heating boiler. Doors open to the bedroom and bathroom.

Bedroom 1 3.69 x 3.66. (The first measurement is taken to the back of the wardrobes) Fitted with a range of wardrobes. coving to the ceiling, front facing UPVC double glazed window and a radiator.

Bedroom 2 3.94 x 2.42. Having built in wardrobes, rear facing UPVC double glazed window and a radiator.

Bathroom 3.77 x 2.73. A spacious bathroom that is fitted with a white suite comprising a panelled bath, shower cubicle, low flush WC and a vanity wash hand basin. Having partial tiling to the walls, tiling to the floor, downlights to the ceiling and a radiator. In addition there are UPVC double glazed windows to the rear and side aspect.

Outside To the front there is block paved hardstanding. To the rear is an enclosed low maintenance block paved garden.

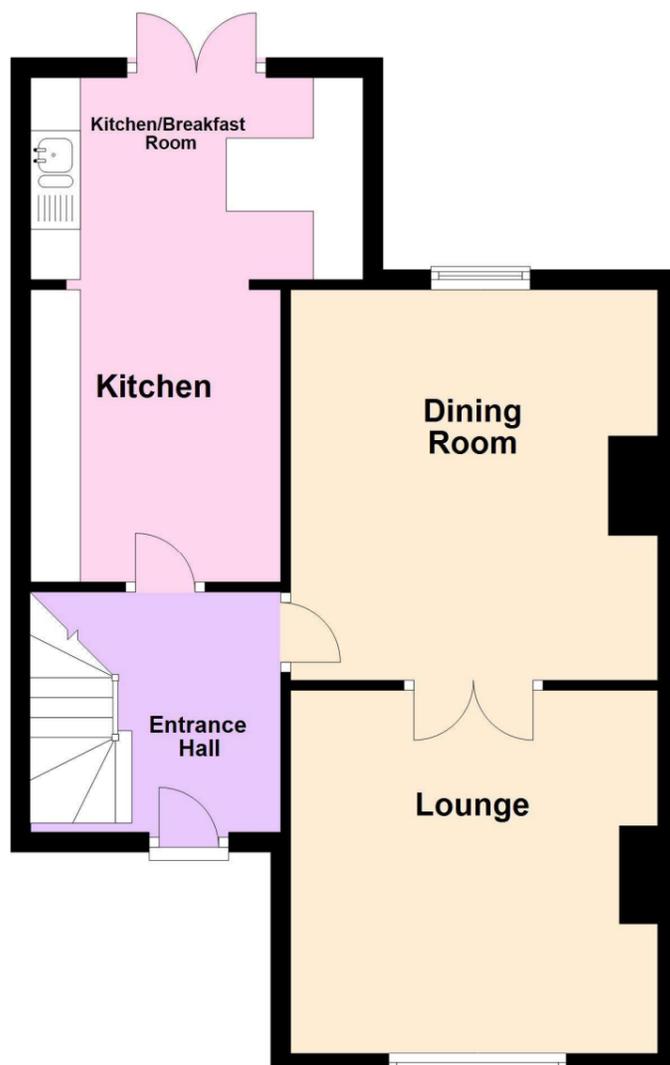


- Two bedroom semi detached home
- Generously proportioned
- Boasting two reception rooms
- Block paved hard standing to the front
- Convenient location
- Ideally placed for Sheffield Parkway/M1
- Perfect for first timers!
- Viewing is highly recommended!

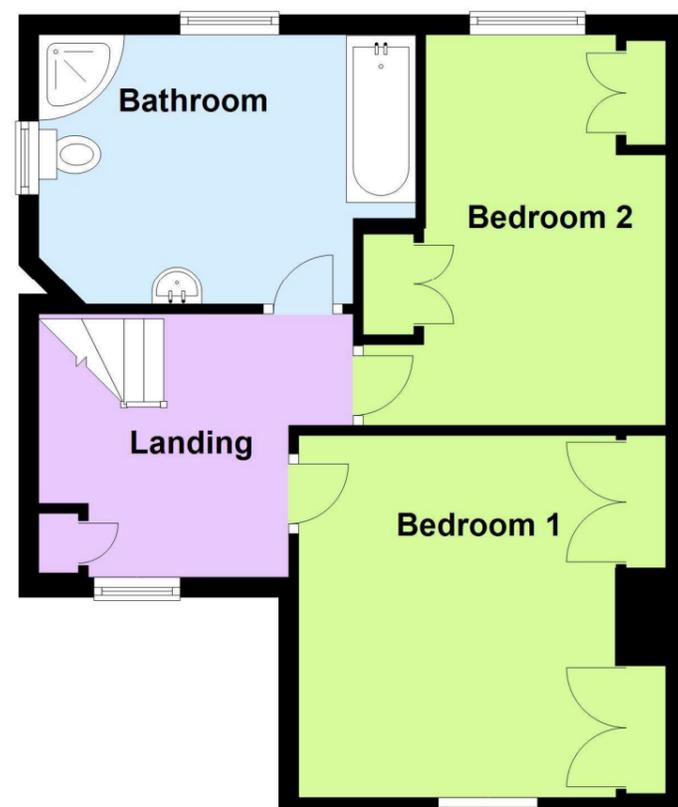
Disclaimer

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



Total area: approx. 92.4 sq. metres (994.1 sq. feet)

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