

Asking Price: £325,000
Freehold

Colwick Way, Sheffield, South
Yorkshire, S8



LINCOLN RALPH



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BEAUTIFULLY APPOINTED THREE BEDROOM, THREE STOREY, SEMI DETACHED HOME! SOUGHT AFTER POSITION! CONVENIENT LOCATION AND MUCH, MUCH MORE!

An internal inspection is highly recommended to fully appreciate the accommodation on offer from this superb, three bedroom, three storey semi detached home. The property is located on a sought after modern development that is perfectly placed to access a range of amenities that include St James retail park, highly regarded schools and convenience shopping. In addition, it is just a hop, skip and a jump away from Graves Park that is a haven for dog walkers and families with a mixture of open park land, woodland, streams and ponds. The dwelling would make a great base for the commuter as transport links and road networks make Sheffield, Chesterfield and the motorway accessible. The accommodation briefly comprises an entrance hallway, lounge, fitted dining kitchen and a ground floor WC. To the first floor is a landing, two bedrooms, family bathroom and a lobby. To the second floor is the master bedroom with en-suite shower room. Outside, there are well appointed gardens to the front and rear with off road parking being provided by a driveway and garage. Avoid disappointment and call Lincoln Ralph today!

Entrance Hall Having a front facing double glazed entrance door and a radiator. Stairs rise to the first floor landing and a door opens to the lounge.

Lounge 4.24 x 3.19. A well presented room with a front facing UPVC double glazed window and a radiator. A door opens to the kitchen.

Kitchen Diner 4.12 x 3.04. (The latter measurement increases to 3.69) Fitted with an attractive range of wall mounted and base level units in a white high gloss finish with work surfaces incorporating a one and a half bowl sink unit with mixer tap. There is an integrated four ring gas hob and electric oven with extractor hood over, plumbing for a washing machine and dishwasher along with space for a fridge freezer. Having tiling to splashback height, rear facing UPVC double glazed window, rear facing UPVC double glazed French doors and a radiator. A cupboard houses the central heating boiler and a door opens to the WC.

WC 1.68 x 0.84. Fitted with a white suite comprising a low flush WC and a wash basin with tiling to splashback height. In addition there is an extractor fan and a radiator.

First Floor Landing Doors open to the first floor bedrooms, bathroom and the lobby.

Bedroom 2 4.12 x 2.57. (The first measurement is the maximum measurement and reduces to 3.37) A light and inviting room with a rear facing UPVC double glazed window, radiator and a useful storage cupboard.

Bedroom 3 2.74 x 2.14. Front facing UPVC double glazed window and a radiator.

Bathroom 2.13 x 1.91. Fitted with a white suite comprising a panelled bath with shower screen and shower over, low flush WC and a wash hand basin. Having tiling to splashback height, extractor fan and a radiator.

Second Floor

Master Bedroom 3.84 x 3.16. (The first measurement increases to 4.47 and the latter measurement increases to 4.12) A beautiful master suite with front and side facing UPVC double glazed windows, built in wardrobe and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room 2.06 x 1.99. Fitted with a white suite comprising a shower enclosure, low flush WC and a wash hand basin. There is tiling to splashback height, extractor fan, radiator and a rear facing double glazed skylight.

Outside To the front is an well kept lawned garden with a mixture of shrubs. Off road parking is provided by a Tarmac driveway that in turn gives access to a single garage. At the rear is an enclosed garden that enjoys a flagged seating area with steps rising to a lawn.

Garage 5.86 x 3.02. Up and over door, power and lighting.

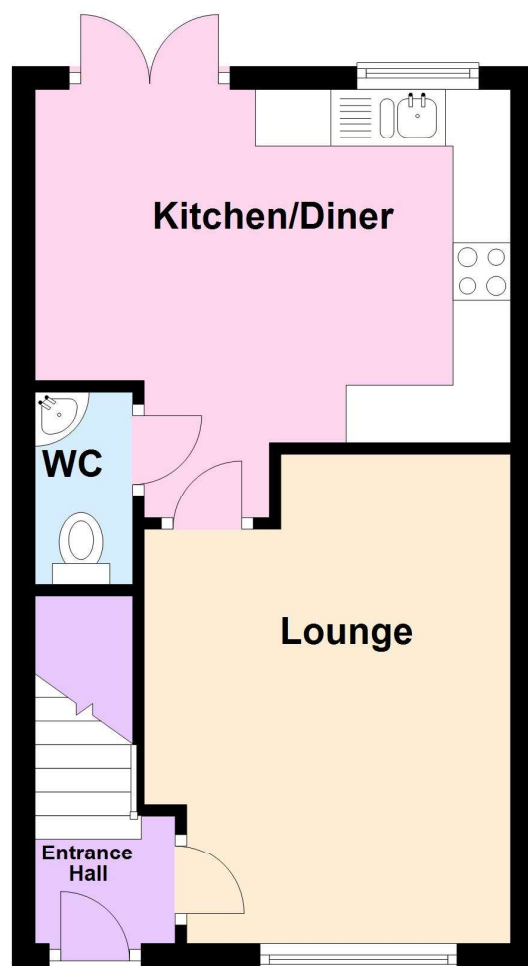


- Three bedroom, three storey, semi detached
- Attractively presented
- Prime location
- Great access to a range of amenities
- Driveway & garage
- Well appointed gardens to front & rear
- Master bedroom with en-suite
- Viewing is highly recommended!

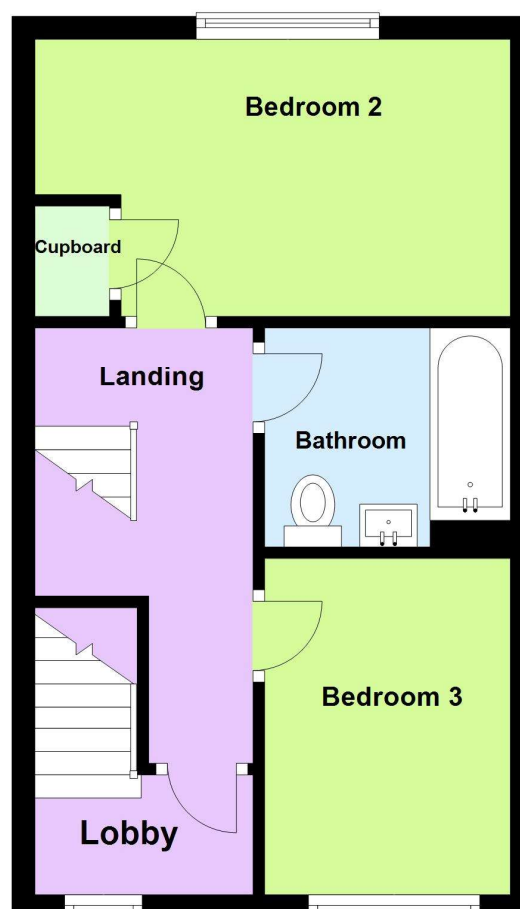
Disclaimer

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



Second Floor



Total area: approx. 80.6 sq. metres (867.2 sq. feet)

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