

Leasehold

Asking Price: £250,000

Green Oak Drive, Wals, Sheffield,
South Yorkshire, S26



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ATTENTION FIRST TIMERS AND FAMILIES! EXTENDED SEMI DETACHED HOME, VERY WELL APPOINTED THROUGHOUT, THREE DOUBLE BEDROOMS, SOUTH FACING REAR GARDEN, DRIVE AND GARAGE!

Within this ever popular location a very well appointed and extended three double bedroom semi detached home which offers ideal first time buyer or family accommodation within such a convenient location. Including gas central heating and double glazing to windows and external doors this sizeable home has enclosed south facing garden at the rear and drive and integral garage to the front. Entrance porch to entrance hall, lounge and fitted dining kitchen to the ground floor with three first floor double bedrooms, boarded loft and well appointed bathroom. Close to local amenities, the A57 and M1 making this an ideally placed home. An absolute must view!

Entrance Porch With front entrance door and tiled floor.

Entrance Hall With front entrance door (to porch), laminate floor, understairs storage and stairs rising to the first floor.

Lounge 4.33 x 3.74. With front half bay window and Minster style fire surround with marble inlay, hearth and inset gas fire.

Dining Kitchen 5.85 x 3.28. With a range of gloss finish units with worktops, one and a half bowl stainless steel sink with mixer tap and tiling to the sink and worktop area. Tiled floor to the kitchen area, side and rear windows, plumbing for washer and Worcester boiler with Hive system. Cooking appliances comprise four ring gas hob with extractor and electric oven.

First Floor Landing With side window, loft access, cylinder cupboard and downlights to ceiling.

Bedroom One 5.01 x 3.79. (Maximum measurements, L shape room)

An extended bedroom with two front windows, downlights to ceiling, fitted wardrobes, drawer unit and dressing area with drawers beneath. Access to the boarded loft.

Bedroom Two 3.73 x 3.32. With front window.

Bedroom Three 3.30 x 3.03. With rear window.

Bathroom 2.64 x 1.58. With white suite comprising wc, wash basin with vanity unit beneath and bath with monsoon head shower, separate hand attachment and shower screen. Towel rail/radiator, rear window, downlights to ceiling and fully tiled floor and walls.

Outside To the rear of the house are attractive enclosed south facing gardens with raised decking, lower level lawns with borders, garden shed, outside power and cold water tap. There is an access door to the garage. To the front is a boundary wall with dwarf privet hedge an adjacent paved drive providing off road parking and access to the garage.

Garage 4.85 x 2.80. An integral garage with up and over entry door, light, power and access door to the rear garden.

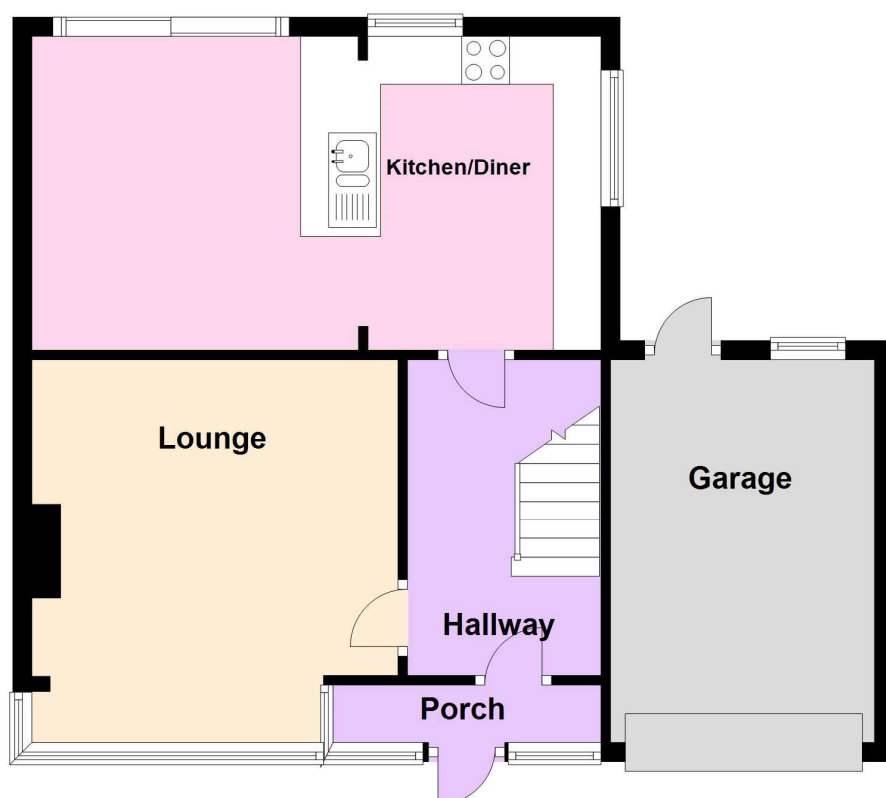


- Extended semi detached house
- Well presented throughout
- Three double bedrooms
- Fitted dining kitchen
- South facing rear garden
- Drive and integral garage

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

