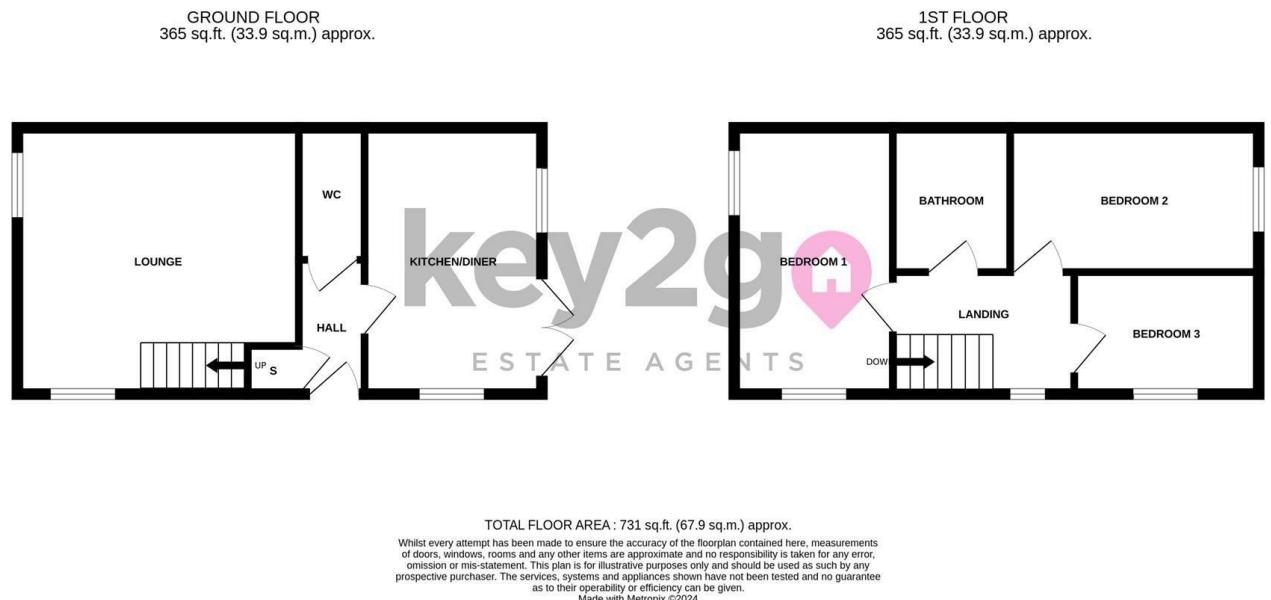
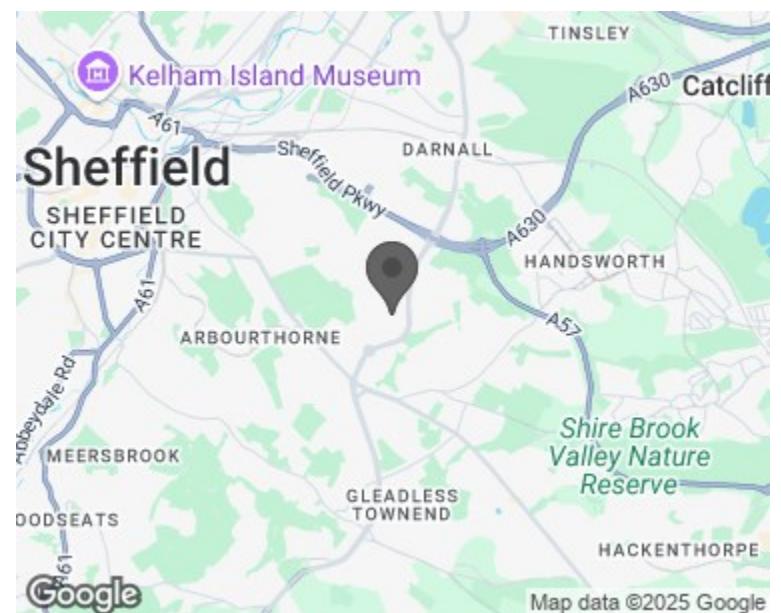


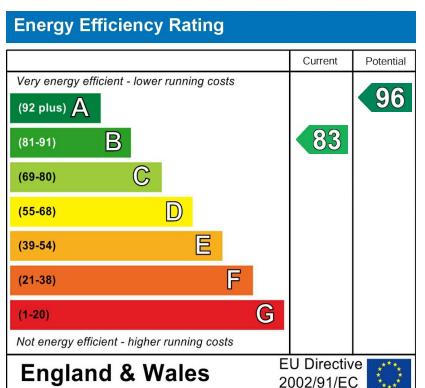
## Floorplan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Lettings Team Office on 0114 2478819 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



1a Archdale Close  
Sheffield, S2 1NX

£1,050 PCM



# 1a Archdale Close

Sheffield, S2 1NX

£1,050 PCM



Situated on a generous corner plot is this three bedrooomed semi detached property with amazing views.

Downstairs WC and off road parking. Perfectly situated for anyone needing to commute to the city centre.

## SUMMARY

Situated on a generous corner plot is this three bedrooomed semi detached property with amazing views. Downstairs WC and off road parking. Perfectly situated for anyone needing to commute to the city centre.

## HALLWAY

Neutrally decorated with wood effect flooring. Under stairs storage cupboard. Ceiling light and doors to the WC, lounge and kitchen.

## WC 6'8" x 3'4"

A handy downstairs WC with wash basin. Neutral decor and continued flooring. Ceiling light.

## LOUNGE 14'3" x 13'6"

Neutrally decorated and with carpeted flooring. Bright and spacious. Ceiling light, radiator and windows. Carpeted stairs rise to the first floor landing.

## KITCHEN/DINER 7'6" x 13'6"

A modern open plan kitchen/diner with ample wall and base units, tiled splashbacks and contrasting worktops. Stainless steel sink with chrome mixer tap. Integrated gas hob, electric oven and extractor fan. Space for a fridge/freezer and washing machine. Space for a dining table. Double doors open to the rear garden. Two ceiling light, radiator and vinyl flooring.

## STAIRS AND LANDING

Carpeted stairs rise to the first floor landing with ceiling light and window. Access to the loft. Doors to the three bedrooms and bathroom.

## BEDROOM 1 13'6" x 8'0"

A spacious double bedroom with neutral decor and carpeted flooring. Two windows, ceiling light and radiator.

## BEDROOM 2 12'9" x 7'4"

A further double bedroom with ceiling light, radiator and window. Neutral decor and carpeted flooring.

## BEDROOM 3 9'4" x 5'10"

A good sized single bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window.

## SHOWER ROOM 5'10" x 6'10"

Comprised of a walk in shower with glass screen, sink and close coupled WC. Ceiling light, radiator and vinyl flooring. Marble effect tiled walls.

## OUTSIDE

Situated on a good sized corner plot. The front has a lawn and path to the front door, The rear garden is enclosed and low maintenance with a patio and astroturf. Great views over the city.

