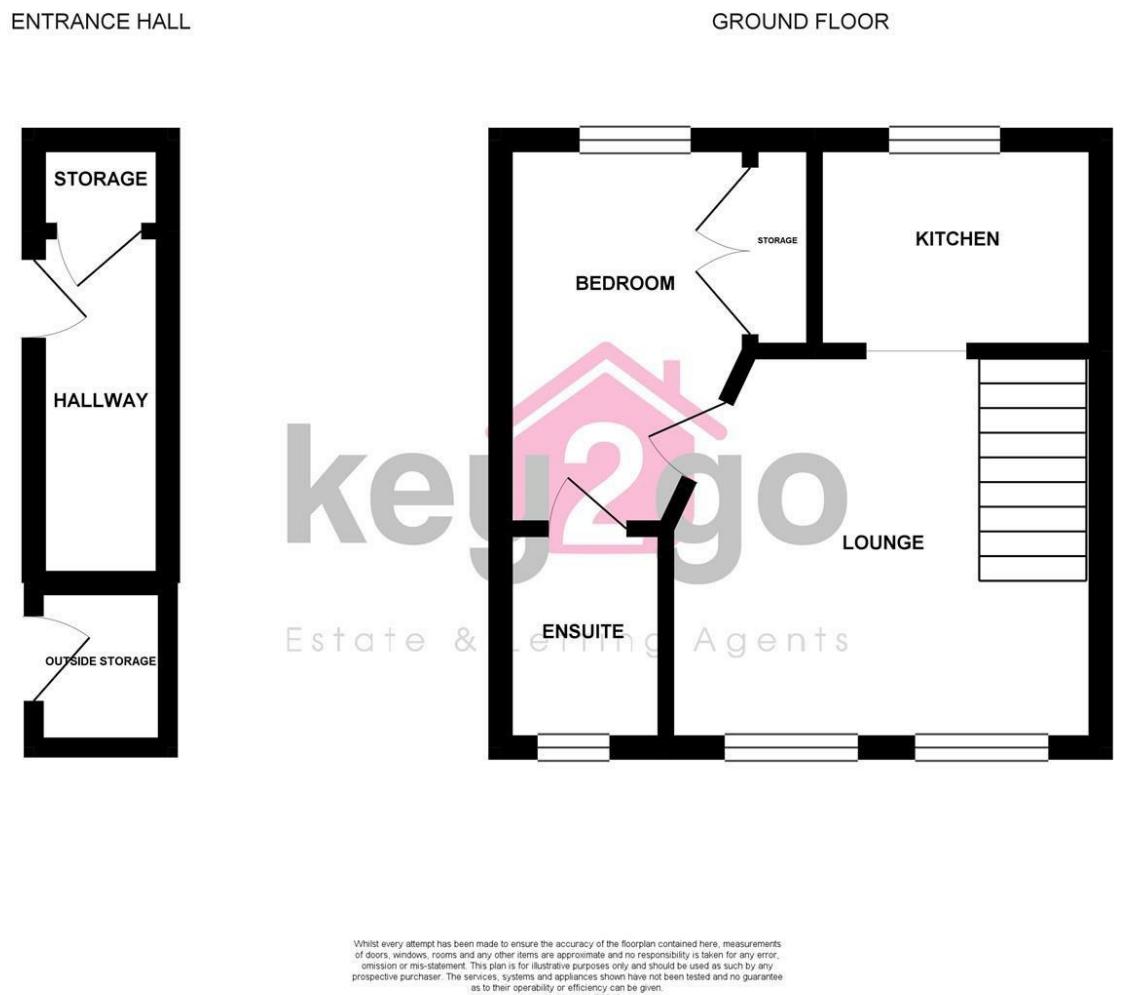


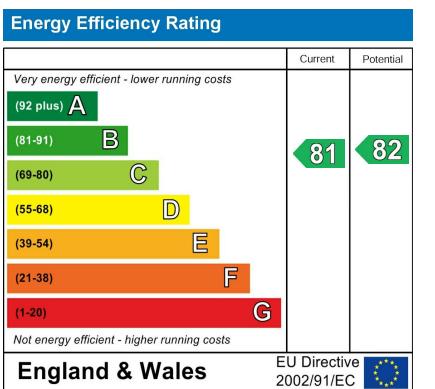
## Floorplan



## 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.



46 Spinkhill View  
Renishaw, Sheffield, S21 3WN

£600 PCM



# 46 Spinkhill View

Renishaw, Sheffield, S21 3WN

£600 PCM



A MODERN home with AMPLE SPACE and set in a POPULAR LOCATION!

A fantastic opportunity to rent this modern and deceptively spacious, one bedrooomed coach house with its own entrance. Having a useful outdoor large storage cupboard and two allocated parking spaces. Benefitting from a good sized double bedroom and en-suite shower room. The property is well positioned for fantastic local amenities and good road links to the M1 Motorway, Sheffield and Chesterfield. Ideal for a first time mover!

#### HALLWAY

Entrance into the hallway with neutral decor and laminate flooring. Ceiling light and radiator. Carbon monoxide alarm and storage cupboard. Stairs rise to the apartment.

#### KITCHEN

14' 9" x 12' 1" (4.5m x 3.7m)

A spacious living area with neutral decor and laminate flooring. Two ceiling lights, radiator and smoke alarm. TV point and central heating thermostat. Two windows overlook the front of the property. Door to the bedroom and open to the kitchen.

#### KITCHEN

8' 6" x 5' 11" (2.6m x 1.81m)

Fitted with ample modern wall and base units with contrasting worktops and tiled splash backs. Stainless steel sink with

chrome mixer tap. Integrated gas hob, electric oven and chimney hood extractor fan. Supplied with an automatic washing machine and under counter fridge. Tiled flooring, ceiling light and radiator.

#### BEDROOM

9' 4" x 7' 8" (2.845m x 2.36m)

A spacious double bedroom with neutral decor and laminate flooring. Ceiling light, radiator and built in wardrobes. Access to the loft and a window overlooks the rear of the property. A door leads to the shower room.

#### SHOWER ROOM

Comprising of a shower cubicle with plumbed in shower, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Part tiled walls and tiled flooring.

#### OUTSIDE

The property has two allocated parking spaces and a large storage cupboard.

