

Marketing Preview



63 Cherry Tree Road, Wales, Sheffield, S26 5LL

£280,000

Bedrooms 2, Bathrooms 1, Reception Rooms 2



CHAIN FREE! A fantastic opportunity to purchase this well presented two double bedroom detached bungalow which is situated in a quiet location with amazing views. Offering a sun room and conservatory, modern shower room and separate WC and modern kitchen. Also having a garage, off road parking and a south facing garden. Close to Rother Valley and great amenities. Road links to the M1 Motorway and Sheffield City Centre.

SUMMARY

CHAIN FREE! A fantastic opportunity to purchase this well presented two double bedroom detached bungalow which is situated in a quiet location with amazing views. Offering a sun room and conservatory, modern shower room and separate WC and modern kitchen. Also having a garage, off road parking and a south facing garden. Close to Rother Valley and great amenities. Road links to the M1 Motorway and Sheffield City Centre.

HALLWAY

Enter via uPVC door into the spacious hallway with neutral decor and carpeted flooring. Two ceiling lights, radiator and access to the loft which includes a fitted loft ladder. Storage cupboard with built in lighting and doors to the kitchen, lounge/diner, WC, bathroom and two bedrooms.

KITCHEN 8'11" x 11'4"

A modern, bright and stylish kitchen having ample wall and base units and contrasting worktops. Integrated fridge/freezer and washing machine in the boiler unit which is included in the sale. Oven, electric hob and extractor fan. Spot lighting, Luxury Vinyl Tile (LVT) flooring and door to the conservatory.

CONSERVATORY 10'3" x 5'9"

Comprising of a wall light, Luxury Vinyl Tile (LVT) flooring and door to the rear.

LOUNGE 11'8" x 23'9"

A spacious reception room with neutral decor, carpeted flooring and electric fire. Two ceiling lights, two radiators and two windows.

WC 2'10" x 5'6"

Comprising of a close coupled WC, tiled flooring and neutral decor. Ceiling light and obscure glass window.

SHOWER ROOM 5'4" x 6'1"

A modern bathroom fitted with a large walk in shower unit with an overhead and handheld shower, large sink unit with storage. Ceiling light, radiator and obscure glass window. Wetwall paneling, tiled flooring and extractor fan.

BEDROOM ONE 11'7" x 12'3"

A spacious double bedroom with carpeted flooring. Ceiling light, radiator and window. Freestanding IKEA wardrobes, dressing table and matching bedside cabinets are included in the sale.

BEDROOM TWO 8'11" x 10'6"

A second double bedroom with carpeted flooring. Ceiling light, radiator and window.

SUN ROOM 7'5" x 9'7"

Comprising of neutral decor, vinyl flooring and wall lighting.

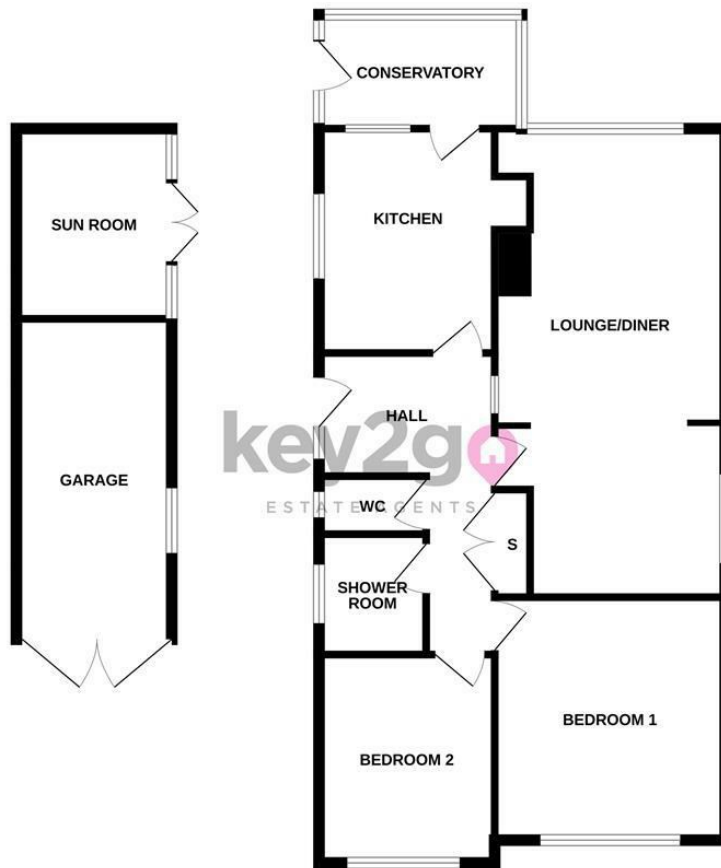
OUTSIDE

To the rear of the property is a generous sized, private and enclosed garden which is well presented with decked patio area, lawn and decked access to the sun room.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- ALL VENETIAN BLINDS, VERTICAL BLINDS, CURTAINS, CURTAIN POLES AND TIE BACKS ARE INCLUDED IN THE SALE
- A BURGLAR ALARM IS FITTED AT THE PROPERTY
- A KEY SAFE IS FITTED AT THE PROPERTY
- HARD WIRE DRIVE LIGHTS ON DUSK TO DAWN SENSORS AND TIMERS HAVE BEEN INSTALLED
- HARD WIRED SECURITY LIGHTING COVERING THE DRIVE AND REAR OF THE PROPERTY HAS BEEN INSTALLED
- COUNCIL TAX BAND C - ROTHERHAM COUNCIL

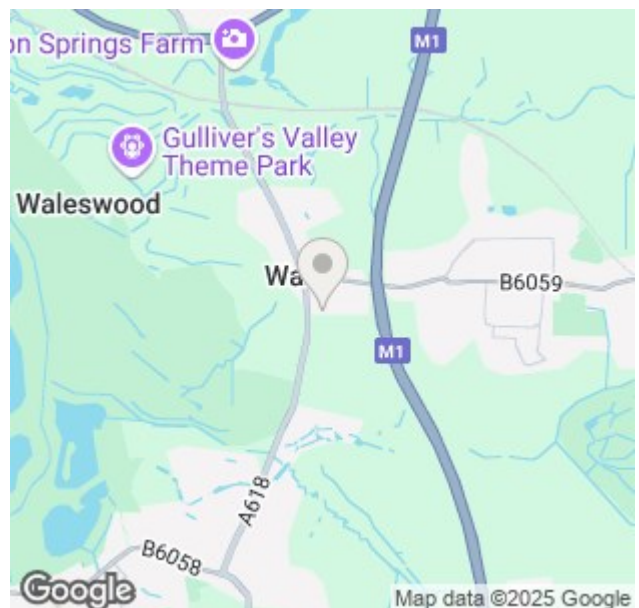
GROUND FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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