

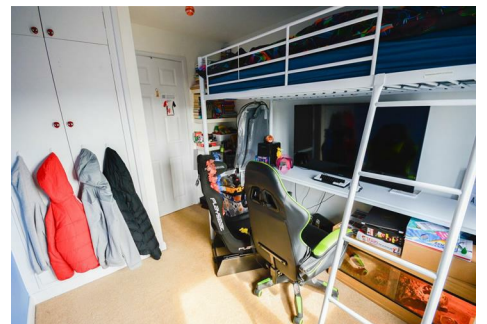
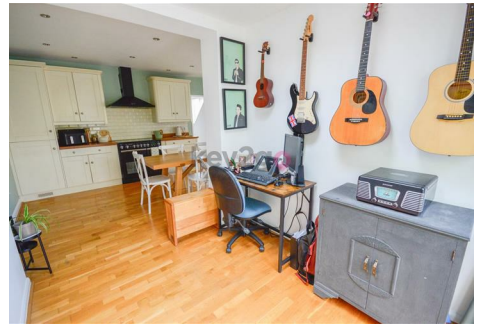
Marketing Preview



3 College Road, Spinkhill, Sheffield, S21 3YB

£260,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



**** GUIDE PRICE £270,000 - £275,000 **** Call our sales team to book a viewing on this extended and ready to move into three semi-detached property which is beautifully presented throughout. Offering an open plan kitchen/diner, downstairs WC and utility room. Also having a private, enclosed and low maintenance rear garden. Close to schools, amenities and road links to Sheffield, Chesterfield and the M1 Motorway. Perfect for first time buyers or families alike!

SUMMARY

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HALLWAY

Enter via a composite door into the welcoming, bright and spacious hallway with modern decor, laminate flooring and a storage cupboard. Ceiling light, radiator and window. Doors to the lounge and kitchen/diner.

LOUNGE 11'2" x 14'3"

A generous sized, spacious reception room with panelling to one wall and carpeted flooring. Ceiling light, radiator and window.

KITCHEN/DINER 17'10" x 20'6"

A bright open plan reception room which is spacious, modern and stylish fitted with ample wall and base units and contrasting worktops. Integrated fridge/freezer, washing machine, microwave and dishwasher. Space for a range cooker. One and a half sink with a drainer and mixer tap. Window, space for a dining table and a velux style window. Double doors to the rear.

UTILITY ROOM 6'3" x 8'0"

A modern utility room fitted with wall and base units, worktop and tiled splash back. Sink with a mixer tap. Space for a washing machine. Window, tiled flooring and door to the WC. Door to the side.

DOWNSTAIRS WC 3'0" x 4'9"

A modern and stylish WC having a close coupled WC, sink with storage and tiled flooring. Spotlighting, radiator and an obscure glass window.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with two windows, a ceiling light and access to the loft. Storage cupboard and doors to the bathroom and three bedrooms.

BEDROOM ONE 9'6" x 13'8"

A double bedroom, with carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the front.

BEDROOM TWO 8'4" x 10'9"

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

BEDROOM THREE 8'1" x 10'4"

A third double bedroom with carpeted flooring and a storage cupboard. Ceiling light, radiator and window to the front.

BATHROOM 9'1" x 4'8"

A modern and stylish bathroom having a large corner bath with an overhead shower, sink and close coupled WC. Ceiling light, radiator and two obscure glass windows. Part tiled walls and vinyl flooring.

OUTSIDE

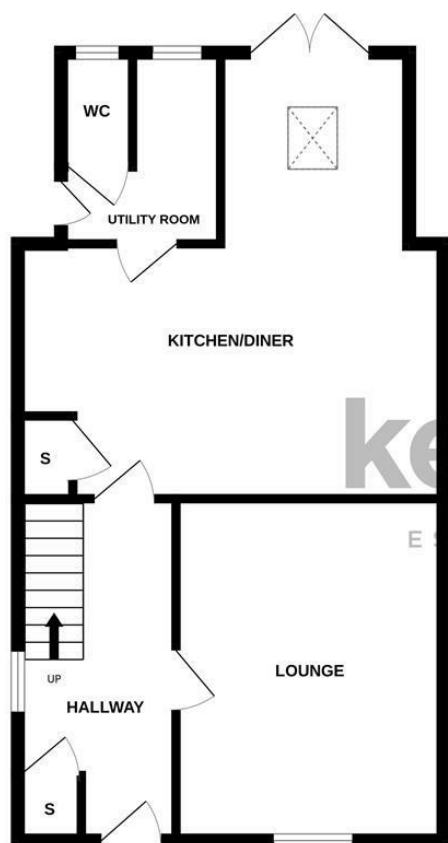
To the front of the property is a private, enclosed and well presented garden with a patio area, pebbled area and shrubbery. Path to the front door and a gate.

To the rear of the property is a private, enclosed and well presented garden with a patio area pebbled area and artificial grass. Shrubbery, pergola and a large shed. Electric available at the back.

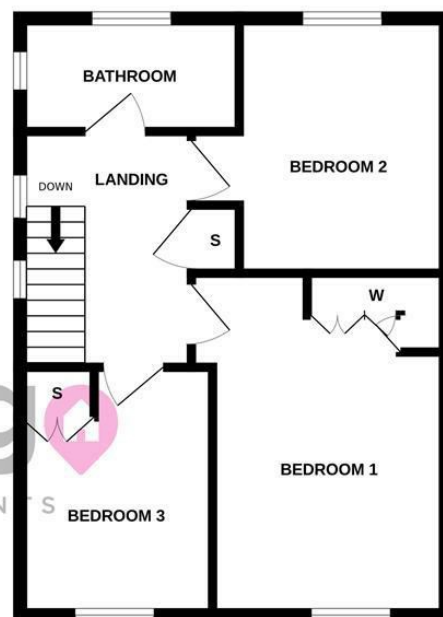
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - NORTH EAST DERBYSHIRE DISTRICT COUNCIL

GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 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		
(81-91) B		
(69-80) C		
(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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