

## Marketing Preview



**16 Ravenshorn Way, Renishaw, Sheffield, S21 3WY**

**£170,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 2**



**\*\* GUIDE PRICE £170,000 - £180,000 \*\* CHAIN FREE!!** Don't miss your opportunity to purchase this modern and ready to move into two double bedroom semi-detached property. Offering allocated parking and a conservatory leading to the low maintenance rear garden. Good road links to the M1 Motorway, Sheffield ad Chesterfield! Perfect first home!

- COMBI BOILER  
- COUNCIL TAX BAND B - NORTH EAST DERBYSHIRE DISTRICT COUNCIL

## SUMMARY

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## KITCHEN 10'1" x 9'6"

Fitted with high gloss wall and base units, contrasting worktops and tiled splash back. Stainless steel sink with a drainer and mixer tap. Oven, hob ad extractor fan. Under counter space for washing machine. Spotlighting, radiator and window to the front. Tile effect vinyl flooring. Stair rise to the first floor and doors to the WC and lounge.

## DOWNSTAIRS WC 3'2" x 5'8"

Comprising of a close coupled WC, pedestal sink and vinyl flooring. Ceiling light, radiator and obscure glass window.

## LOUNGE/DINER 13'6" x 13'0"

Having painted walls, carpeted flooring and an under stairs storage cupboard. Ceiling light, radiator and window. Patio doors to the conservatory.

## CONSERVATORY 10'11" x 8'6"

A great extra living space with carpeted flooring, a ceiling fan light and a radiator. Patio doors to the garden.

## STAIRS/LANDING

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

## BEDROOM ONE 11'5" x 9'4"

A good sized double bedroom with neutral painted walls and carpeted flooring. Ceiling light, radiator and two windows to the front. Fitted wardrobes and an over stairs storage cupboard.

## BEDROOM TWO 11'5" x 7'1"

A second double bedroom with neutral decor, carpeted flooring and fitted wardrobes. Ceiling light, radiator and two windows to the rear.

## BATHROOM 6'7" x 5'8"

Comprising of a bath with a mixer shower tap, pedestal sink and close coupled WC. Part tiled walls, vinyl flooring and an obscure glass window.

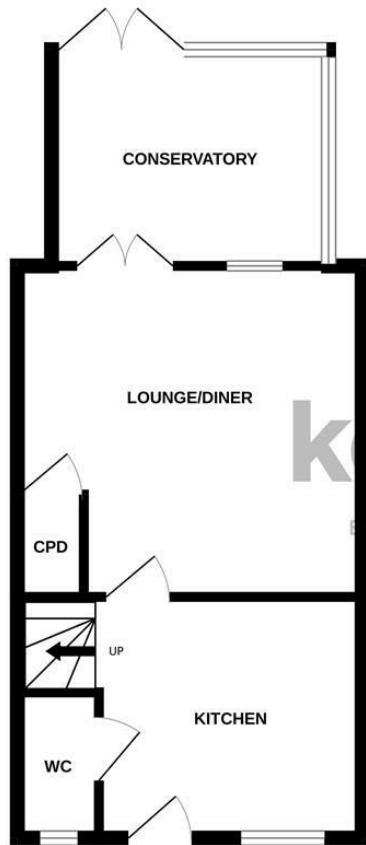
## OUTSIDE

To the rear of the property is a enclosed, low maintenance and beautifully presented garden with a patio area, lawn area and fencing. Gate to the rear leading to allocated parking and visitor parking which is accessed via a private road.

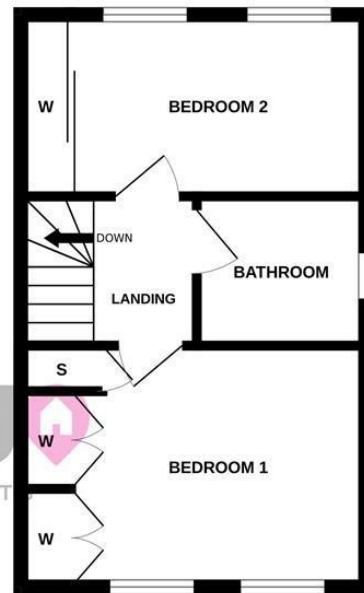
## PROPERTY DETAILS

- FREEHOLD  
- FULLY UPVC DOUBLE GLAZED  
- GAS CENTRAL HEATING

GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.6 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) <b>A</b>                          |                            | <b>91</b>                                                                           |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            | <b>77</b>                  |                                                                                     |
| (55-68) <b>D</b>                            |                            |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

