



## Marketing Preview



**9 Stoneacre Close, Sheffield, S12 4NU**

**£330,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**



**\*\* GUIDE PRICE £330,000 - £340,000 \*\* NO CHAIN.** This is a unique opportunity to purchase a three-bedroom detached bungalow that is immaculately presented and ready to move into. The property is tucked away in a quiet cul-de-sac on a private plot. Inside, there is an open lounge/diner providing a practical living space. The property also benefits from off-road parking and a garage, along with an enclosed garden. Ideally located, it is within easy reach of the tram stop and Drakehouse, making it well placed for local amenities and transport links.

### **SUMMARY**

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A useful added porch leads into the hallway. The kitchen is positioned to the front. The lounge/diner spans the full width of the bungalow and benefits from dual-aspect windows. There are two double bedrooms and a single bedroom, along with a shower room.

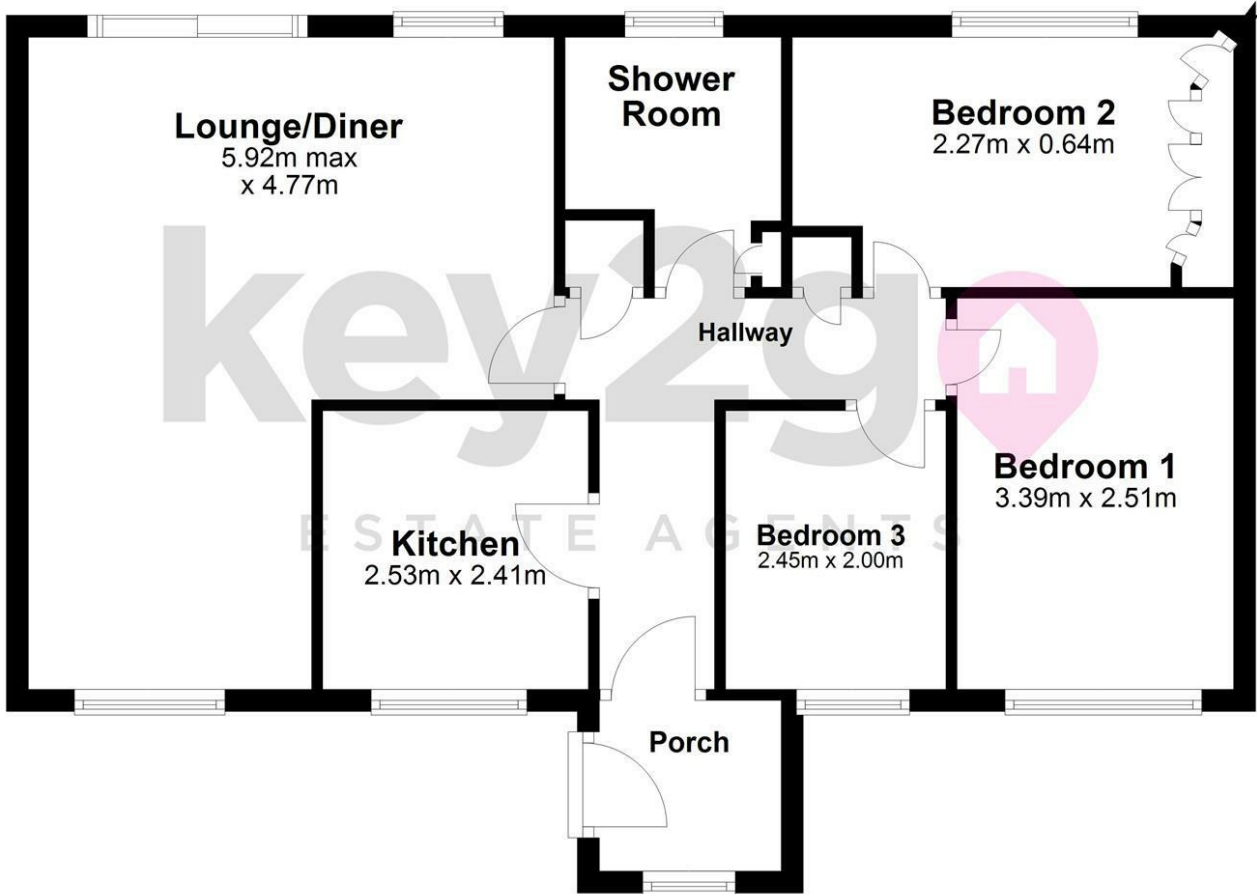
The property sits on a good-sized plot with a lawn, driveway, carport, and garage. The rear features enclosed gardens with an large shed/store and conifers providing privacy.

### **PROPERTY DETAILS**

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

