



## Marketing Preview



**94 Larch Hill, Sheffield, S9 4AJ**

**£110,000**

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



\*\*\*GUIDE PRICE £110,000-£120,000\*\*\*CHAIN FREE!! Call our sales team to arrange your viewing on this 2/3 bedroom terrace property which boasts masses of potential on a generous sized plot. Offering large garden and off road parking. Close to great local amenities and good road links to City Centre and Motorway.

## SUMMARY

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## HALLWAY

Enter through UPVC door into hallway with neutral decor and carpet. Ceiling light, radiator and stair rise to first floor landing. Close coupled WC and door to kitchen.

## KITCHEN 9'4" x 8'9"

Fitted with wall units, stainless steel sink and space for washing machine and free standing cooker. Ceiling strip light, radiator and window to the rear. Vinyl flooring, under stairs store cupboard and doors to lounge and rear.

## LOUNGE 10'11" x 15'1"

A good sized lounge being the full width of the property with carpet flooring, poly tiles to ceiling and feature fireplace. Ceiling strip light, radiator and dual aspect windows.

## STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, obscure glass window and access to loft. Doors to two bedrooms and bathroom.

## BEDROOM ONE 7'10" x 8'0"

A good sized bedroom with carpet flooring, poly tiles to ceiling and fitted wardrobes. Ceiling light, radiator and window to the front. Sliding door to bedroom two/dressing room.

## BEDROOM TWO 8'2" x 7'10"

Could be used as dressing room with carpet flooring, poly tiles to ceiling and fitted wardrobe and bay window storage.

## BEDROOM THREE 6'10" x 8'9"

A third bedroom with carpet flooring, fitted wardrobe and wallpapered and cladding to walls. Ceiling light, radiator and window.

## BATHROOM 7'3" x 4'10"

Comprising of bath with mixer tap, close coupled WC and pedestal sink. Ceiling light, radiator and obscure glass window. Part tiled walls and carpet flooring.

## OUTSIDE

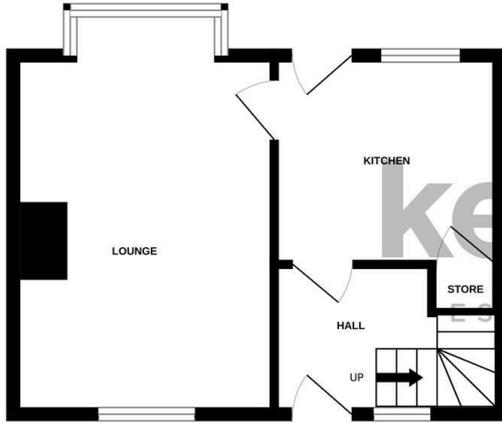
To the front of the property is a driveway for one car and path leading to the side.

To the rear of the property is a large garden with patio, lawn and two sheds. Fencing, hedging and mature trees.

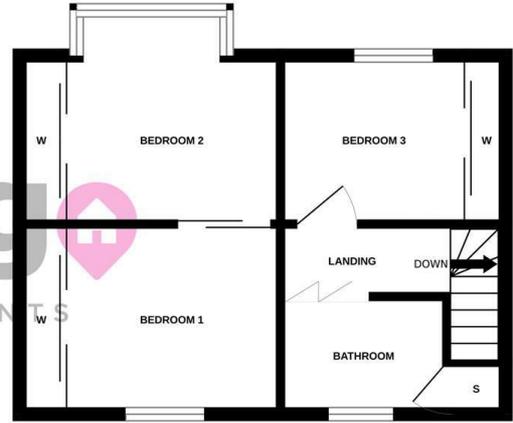
## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A

GROUND FLOOR  
313 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>59</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	

