

Marketing Preview



11 Winterton Gardens, Sheffield, Derbyshire, S12 4NA
£299,950

Bedrooms 3, Bathrooms 1, Reception Rooms 2



A fantastic opportunity to purchase this three bedroom detached property, situated on a quiet cul-de-sac within a popular area. Well presented throughout and ready to move into, the property offers a generous sized lounge, an open plan kitchen/diner and a conservatory overlooking the rear garden. Further benefits include an enclosed rear garden, off road parking and a garage. Ideally located close to local amenities and with excellent road links to the City Centre, this is the perfect family home.

SUMMARY

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Enter into the bright and welcoming hallway, which benefits from a useful storage cupboard and doors leading to the kitchen/diner and lounge. The lounge is a spacious room featuring a fireplace, dual-aspect windows and stairs rising to the first floor. A door leads through to the modern kitchen/diner, which is fitted with a built-in oven, hob and extractor fan, a fridge/freezer and space for a washing machine/tumble dryer. Bi-folding doors open into the conservatory, providing a great additional living space with double doors leading out to the rear garden.

Stairs rise to the first-floor landing, which is spacious and features a cupboard housing the boiler. Doors lead to the three bedrooms and the bathroom. Bedroom one is a generously sized double room with ample storage and a door providing access to a WC. Bedroom two is also a double bedroom, while bedroom three is a single. The bathroom comprises a bath, WC and a sink unit with ample storage.

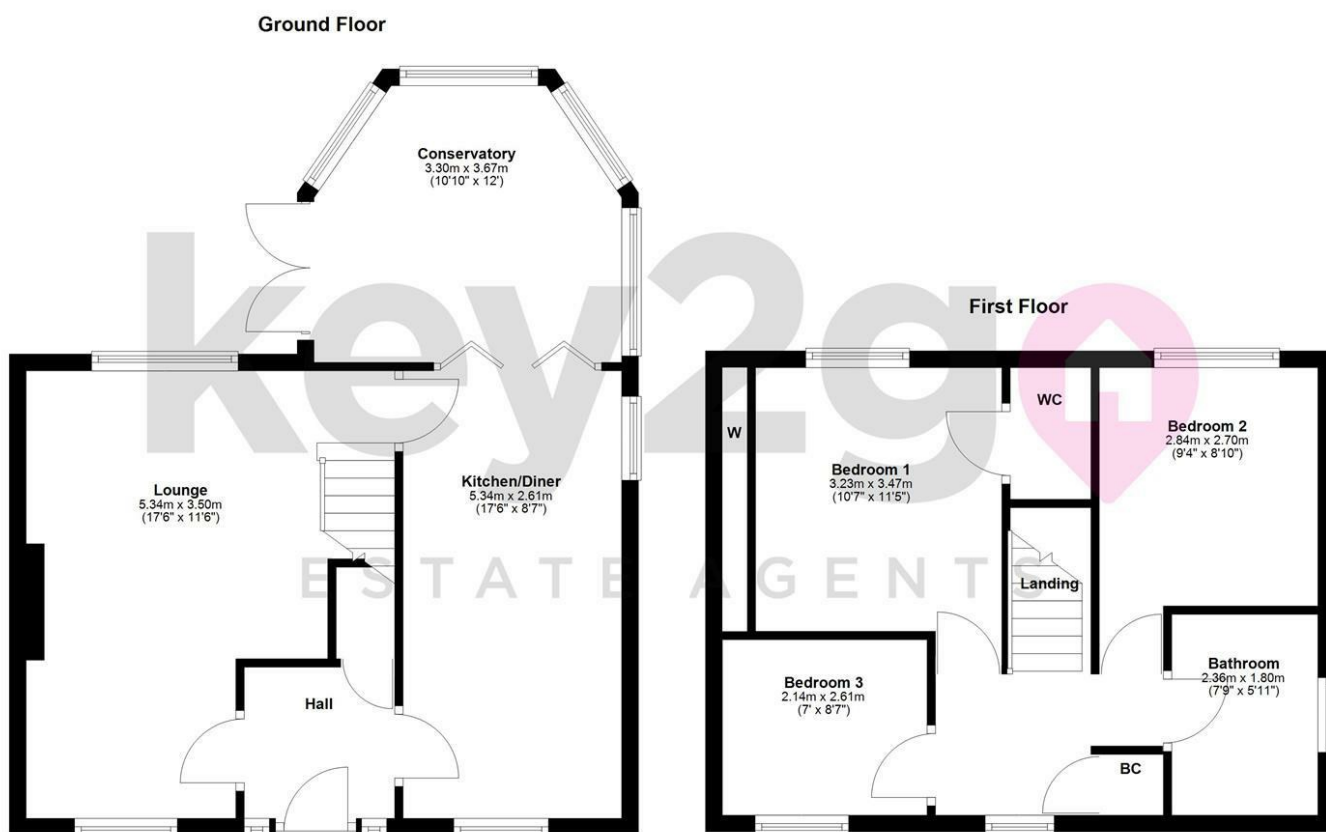
To the front of the property there is a driveway providing off-road parking for two cars, along with access to the garage, which is semi-detached to the neighbouring property. There is also a lawned area and a pathway leading to the front door.

The rear garden is enclosed and well presented, featuring a patio area, decking, a lawn and a pathway leading to a gate providing access to the front of the property.

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



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	

