key2go

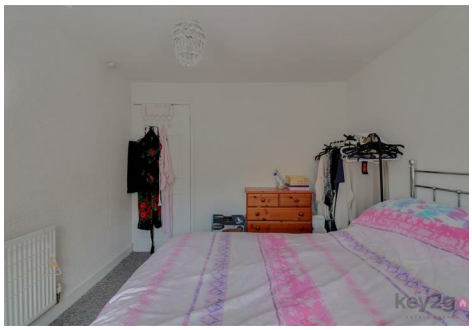
ESTATE AGENTS

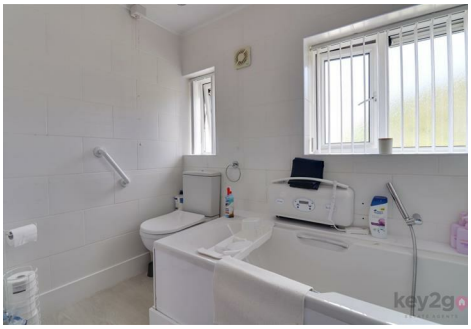
Marketing Preview

48 Cotleigh Road, Sheffield, S12 4HZ

£200,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1





NO CHAIN! This fantastic semi-detached property offers three bedrooms and is deceptively spacious throughout. The property benefits from a downstairs WC, enclosed rear garden and off-road parking, and is ideally located close to local amenities with excellent road links to Sheffield. An ideal opportunity for first-time buyers or families alike.

SUMMARY

NO CHAIN! This fantastic semi-detached property offers three bedrooms and is deceptively spacious throughout. The property benefits from a downstairs WC, enclosed rear garden and off-road parking, and is ideally located close to local amenities with excellent road links to Sheffield. An ideal opportunity for first-time buyers or families alike.

Upon entering, the hallway provides access to the downstairs WC and an inner hallway, which has stairs rising to the first floor and a door leading into the kitchen/diner. The downstairs WC comprises a WC. The kitchen/diner is fitted with a range of wall and base units, oven with hob and extractor fan, along with under-counter space for a washing machine and tumble dryer, and space for a fridge. Patio doors lead out to the rear, while double doors open into the lounge. The lounge is a bright and spacious reception room featuring a feature fireplace and window overlooking the rear.

Bedroom one is a good-sized double bedroom featuring two useful storage cupboards and a window overlooking the rear. Bedroom two is also a double bedroom with a rear-facing window, while bedroom three is a single bedroom with a storage cupboard and window to the side. The bathroom comprises a shower cubicle, bath, wash basin and WC.

To the front is a gate providing access to the driveway. The rear garden is enclosed and features a brick-paved patio area, brick-built outhouse and steps leading up to a further patio area, with a step up to an artificial lawn.

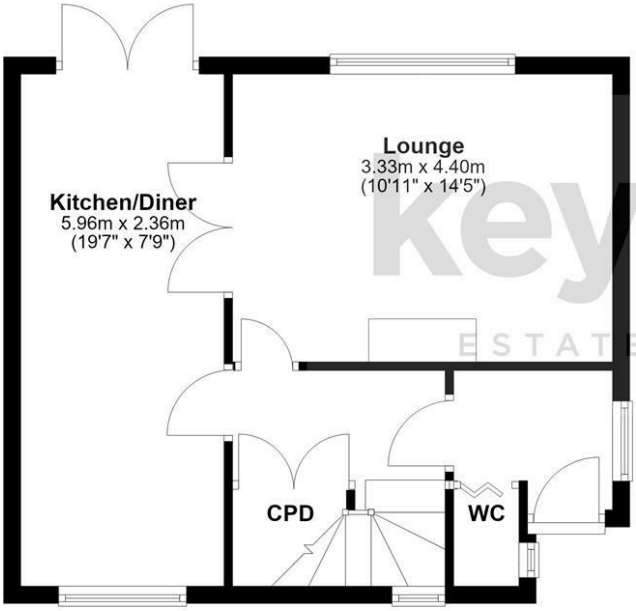
PROPERTY DETAILS

- PROBATE NOT YET GRANTED
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

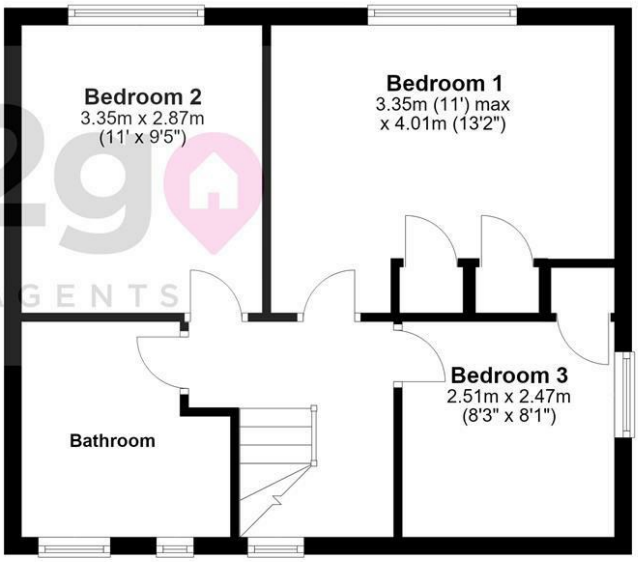
Ground Floor

Approx. 39.9 sq. metres (429.9 sq. feet)

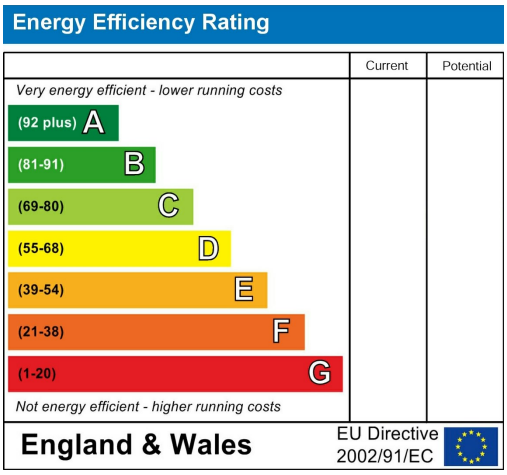


First Floor

Approx. 40.7 sq. metres (437.8 sq. feet)



Total area: approx. 80.6 sq. metres (867.7 sq. feet)



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