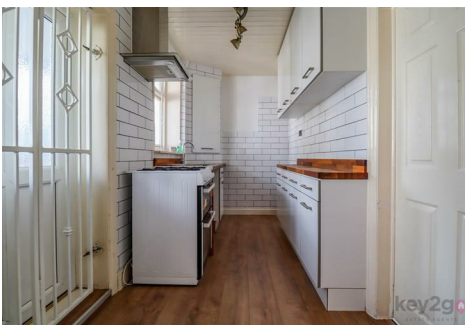




## Marketing Preview



**97 Willow Drive, Sheffield, S9 4AS**

**£150,000**

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



NO CHAIN. A well-presented, ready-to-move-into property offering two double bedrooms. The property benefits from a conservatory, off-road parking, and a detached garage, along with a good-sized enclosed rear garden featuring a large outhouse, ideal for use as a home office. Situated on a popular estate, conveniently located close to the Parkway and the town centre.

## SUMMARY

NO CHAIN. A well-presented, ready-to-move-into property offering two double bedrooms. The property benefits from a conservatory, off-road parking, and a detached garage, along with a good-sized enclosed rear garden featuring a large outhouse, ideal for use as a home office. Situated on a popular estate, conveniently located close to the Parkway and the town centre.

Entrance into a useful hallway with stairs rising to the first floor and a door leading through to the lounge, which features a focal fireplace and a window to the front. A further door leads to the kitchen, fitted with a range of wall and base units complemented by solid wood worktops, along with an under stairs storage cupboard and an additional cupboard housing the boiler. A door opens into the conservatory, providing convenient access to the driveway and rear garden.

Stairs rise to the first floor landing, with a window and access to the loft via a fixed ladder. The loft is carpeted and boarded, with a Velux-style window, offering useful occasional space. Doors lead to a large master bedroom with fitted wardrobes and a window to the front, a second double bedroom overlooking the rear, and the bathroom.

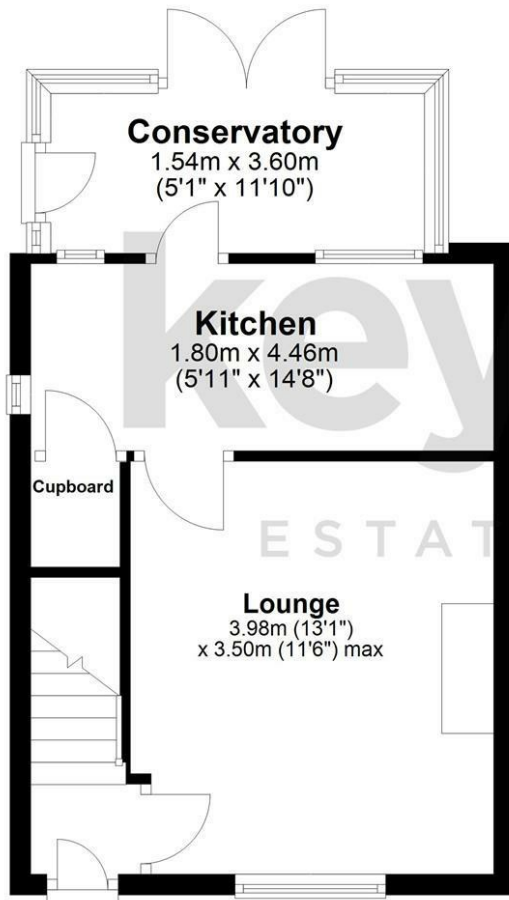
Driveway to the front. A shared driveway is accessed via wrought iron gates to the rear, providing access to a detached garage. Further gates open into a large, enclosed rear garden, featuring two patio areas, a pebbled section, and a lawn, complemented by a blossom tree. The garden also benefits from a large outhouse, offering a versatile, multi-functional space.

## PROPERTY DETAILS

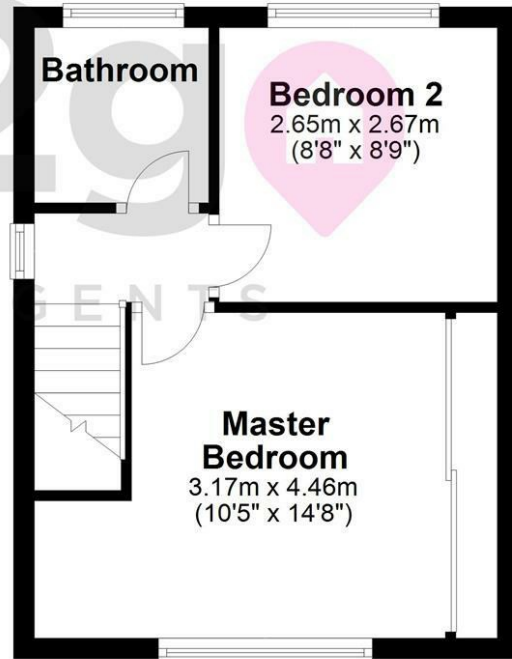
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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 2002/91/EC	

