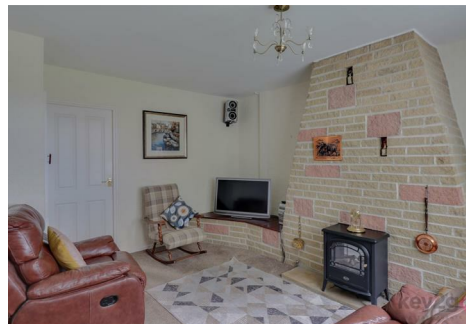


## Marketing Preview



**12 Sharrard Close, Sheffield, S12 2FA**

**£160,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**



**\*\* CASH BUYERS ONLY DUE TO NON STANDARD CONSTRUCTION**

**\*\* CHAIN FREE!** A fantastic opportunity to purchase this three-bedroom semi-detached property, situated on a quiet cul-de-sac and offering masses of potential. The property benefits from a dining room, lobby area with downstairs WC, off-road parking, and an enclosed rear garden. Conveniently located with road links into the city centre and close to local amenities and schools.

## **SUMMARY**

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Entrance into the welcoming hallway with stairs rising to the first floor and doors to the under-stairs storage cupboard, lounge, and kitchen. The lounge is a bright reception room with a feature fireplace and a door leading to the dining room. The dining room provides additional living space with a rear window and access to the kitchen. The kitchen is fitted with wall and base units and has space for a full-height fridge/freezer, washing machine/tumble dryer, and freestanding cooker. A door from the kitchen leads to the lobby, which has doors to the front, rear, and downstairs WC.

Stairs rise to the first-floor landing with doors leading to the three bedrooms, wet room, and storage cupboard. Bedroom one is a generously sized double bedroom with a window to the front and fitted wardrobes. Bedroom two is a double bedroom with a window to the rear and fitted wardrobes. Bedroom three is a single bedroom with a window to the front. The wet room is fitted with a WC, wash basin, and shower.

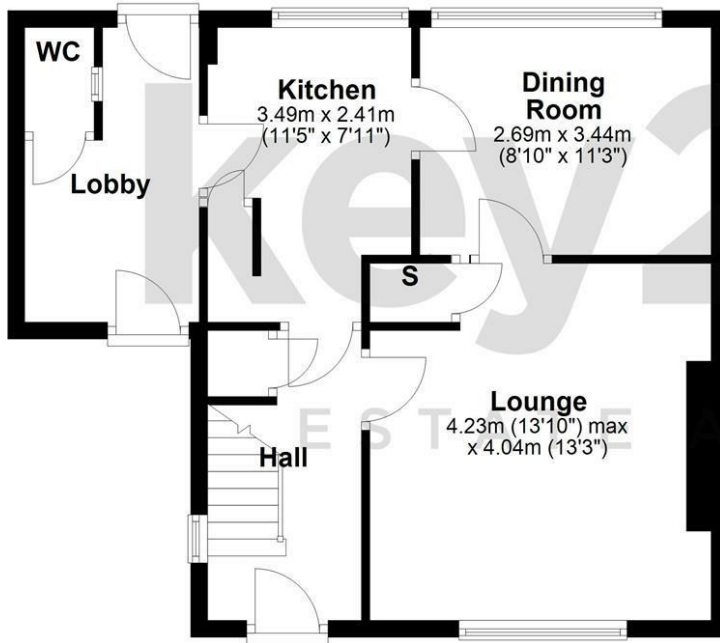
To the front of the property, there is a gate leading to the driveway, lawn area, and access to both the front and lobby doors. To the rear is a well-maintained enclosed garden with a lawn, plants and shrubbery, shed, and fencing to the boundaries.

## **PROPERTY DETAILS**

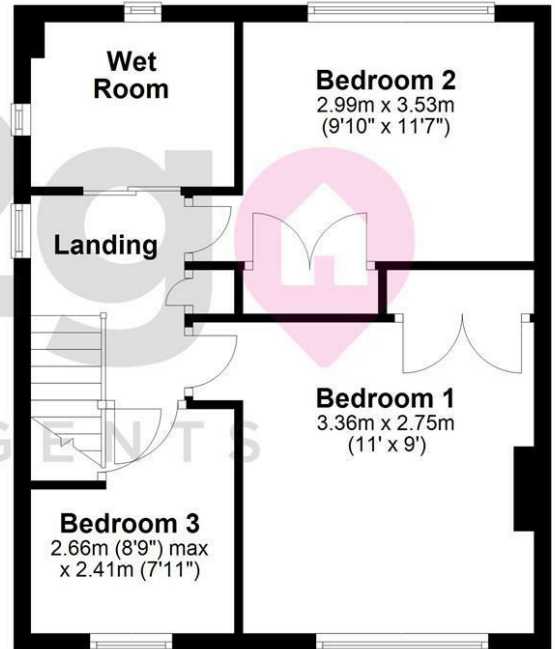
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENT PLEASE SEE THE FLOORPLAN

### Ground Floor



### First Floor



Total area: approx. 89.4 sq. metres (962.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>82</b>
(55-68) <b>D</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	

