

## Marketing Preview



**10 Bramley Drive, Sheffield, S13 8TW**

**£275,000**

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





CHAIN FREE!! A fantastic opportunity to purchase this stunning throughout three bedroom semi-detached property which has been renovated by the current owners to a high standard! Offering open plan kitchen/diner, stylish spacious bathroom and FREEHOLD. Also having large garden with masses of potential and off road parking. Situated in a highly sought after area, on the doorstep to a good choice of amenities and schools and road links to Sheffield and Parkway! Perfect for first time buyers or families alike!

### SUMMARY

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### HALLWAY

Enter through UPVC door into bright and welcoming hallway with white walls and laminate flooring. Spot lighting, radiator and stair rise to first floor landing. Doors to two storage cupboards, lounge and kitchen/diner. UPVC door leading to the side.

### LOUNGE 11'10" x 12'9"

A bright and spacious lounge with white walls and laminate flooring. Ceiling light, radiator and walk in bay window to the front.

### KITCHEN/DINER 18'1" x 13'8"

A stunning family room fitted with high quality two tone wall and base units, matching worktops and splash backs. Sink with drainer and mixer tap. Oven, hob and extractor fan. Integrated fridge/freezer and under counter space for washing machine. Spot lighting, radiator and laminate flooring. Patio doors to the rear.

### STAIRS/LANDING

A carpet stair rise to first floor landing with window. Doors to three bedrooms and bathroom.

### BEDROOM ONE 8'10" x 12'9"

A generous bright double bedroom with neutral decor and laminate flooring. Ceiling light, walk in bay window to the front and fitted wardrobes.

### BEDROOM TWO 8'11" x 13'1"

A second good sized double bedroom with white walls, laminate flooring and fitted wardrobes. Ceiling light, radiator and window to the rear.

### BEDROOM THREE 6'10" x 7'10"

A third single bedroom with white walls and carpet flooring. Ceiling light, radiator and window to the front.

### BATHROOM 6'10" x 9'6"

A spacious and stylish bathroom comprising of P shaped bath with overhead and handheld shower. Vanity unit with wash basin and close coupled WC. ~Spot lighting, ladder style radiator and two obscure glass windows. Acrylic sheeting to walls and waterproof wood effect flooring.

### OUTSIDE

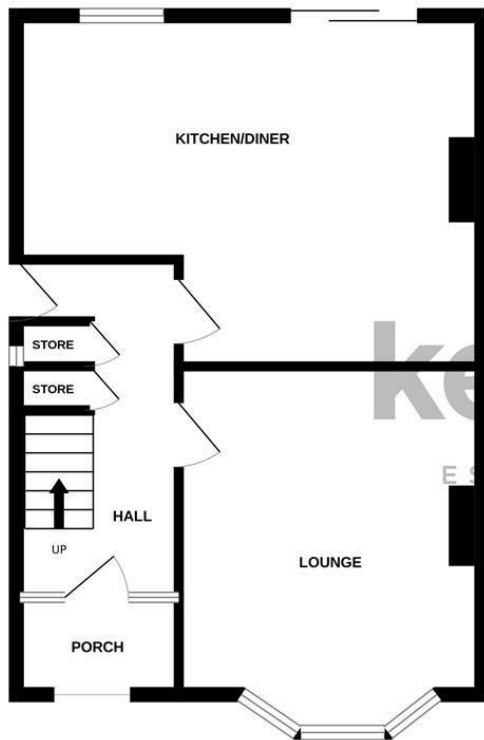
To the front of the property is a pebbled area, driveway to the side and off road parking for two cars, driveway continues behind with secure gates.

To the rear of the property is a generous sized lawn and patio area. mature trees and shrubbery.

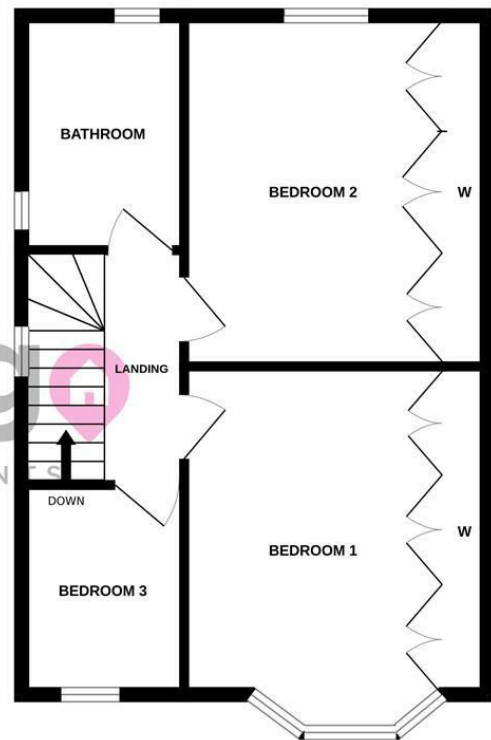
### PROPERTY DETAILS

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

GROUND FLOOR  
484 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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	

