

## Marketing Preview



**14 Darfield Avenue, Owlthorpe, Sheffield, S20 6SU**  
**£250,000**

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



A unique opportunity to purchase this three bedroom semi-detached property, renovated to a high standard by the current owner. Situated in a quiet cul-de-sac, the home benefits from a stunning high-end kitchen, a useful utility room, downstairs WC and a stylish modern shower room. Externally, the property boasts a double driveway and a landscaped, enclosed rear garden with sizeable outdoor storage. Ideally located close to the tram network and main bus routes.

## SUMMARY

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Side door into a useful entranceway. Door to downstairs WC. Door to the lounge which is spacious and airy with a front facing window, stair rise and understairs fitted TV cabinet with storage. Door to the breakfast kitchen fitted with shaker style wall and base units, solid wood worktops and breakfast bar. Door to the rear porch, currently used as a utility room, giving access to the rear garden.

Stairs rise to the first floor landing with doors to a good sized double bedroom to the front, a second double bedroom to the rear and a single bedroom to the front with overstairs wardrobe and side window with open views. The stylish shower room is fitted with a walk-in shower, vanity wash basin and WC.

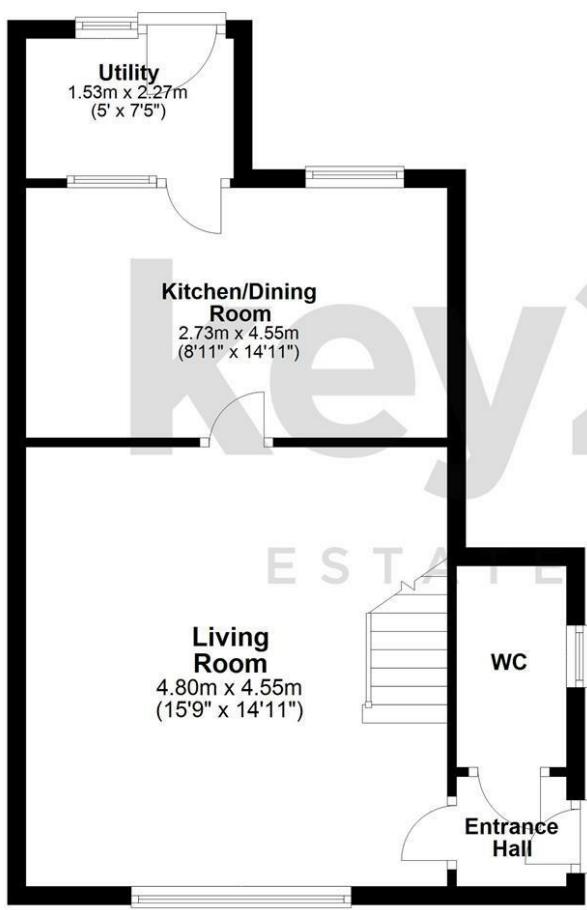
To the side of the property is a double driveway with access to the rear garden. The rear garden is fully landscaped and low maintenance, featuring tiered patio areas, decking, artificial lawn and a large outhouse.

## PROPERTY DETAILS

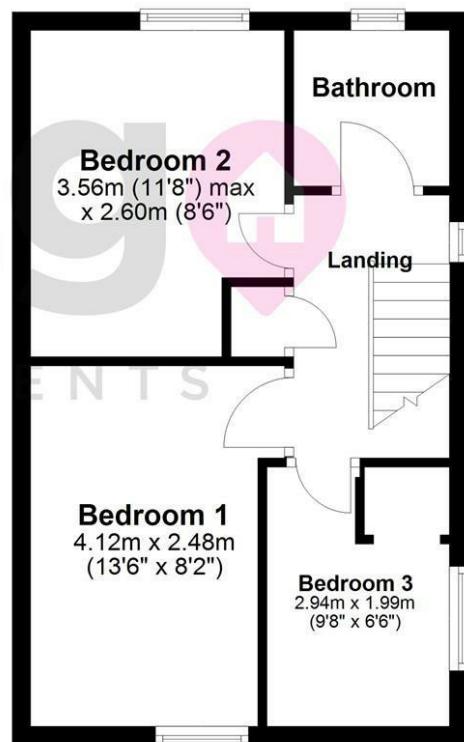
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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

