

## Marketing Preview



**13 Thornbridge Drive, Sheffield, S12 4YF**

**£200,000**

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





A fantastic opportunity to purchase this beautifully presented and ready to move into three bedroom semi-detached property. Offering two reception rooms and stylish kitchen and bathroom. Also having off parking and larger than average garden. Situated on the doorstep to great local amenities, schools and main bus and tram routes. Perfect family home!

## SUMMARY

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## LOUNGE 17'3" x 11'1"

Enter through composite door into spacious lounge with feature wallpapered wall and carpet flooring. Ceiling light, three radiators and walk in bay window. Stair rise to first floor landing and door to kitchen/diner.

## KITCHEN/DINER 20'0" x 10'9"

A good sized reception room fitted with high gloss wall and base units, contrasting worktops and breakfast bar. One and a half sink with drainer and mixer tap. Space for freestanding cooker and under counter space for washing machine, fridge and freezer. Two ceiling lights, radiator and window to the side. Laminate flooring, door to rear porch and sliding patio doors to rear garden.

## STAIRS/LANDING

A carpet stair rise to first floor landing with two window and access to loft. Doors to three bedroom and bathroom.

## BEDROOM ONE 8'3" x 11'1"

A good sized double bedroom with neutral decor, carpet flooring and built in wardrobes. Ceiling light, radiator and window to the front.

## BEDROOM TWO 7'10" x 9'11"

A second double bedroom with neutral decor, carpet flooring and built in wardrobe housing boiler. Ceiling light, radiator and window to the rear.

## BEDROOM THREE 10'6" x 6'0"

A good sized single room with feature wall and laminate flooring. Ceiling light, radiator and window to the front.

## BATHROOM 9'8" x 7'2"

A modern bathroom comprising of bath, shower cubicle with overhead and hand held shower, vanity unit with wash basin and close coupled WC. Spot lighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and wood effect waterproof floor.

## OUTSIDE

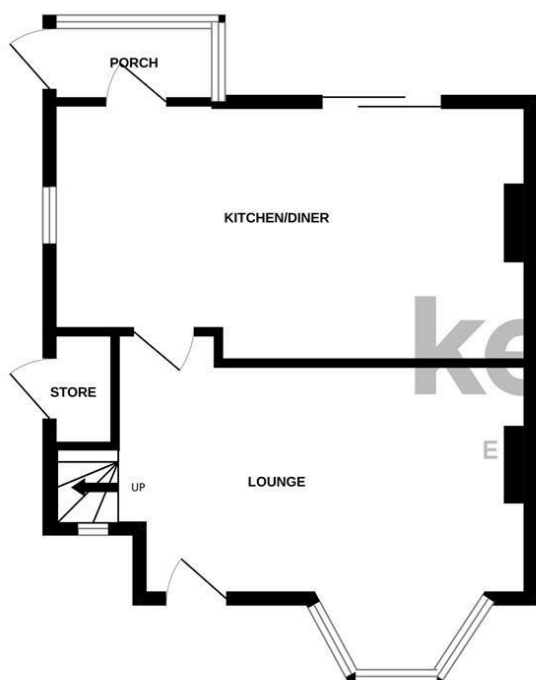
To the front of the property is a driveway for off road parking for up to three cars, lawn and hedging.

To the rear of the property is a large enclosed garden with patio and lawn area, decking and shrubbery.

## PROPERTY DETAILS

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

GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</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	



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