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ESTATE AGENTS

Marketing Preview















3 Wareham Court, Sothall, Sheffield, S20 2DJ

£250,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1


















This property is ideal for a small family or a buyer looking to downsize. It is ready to move into and benefits from a good-sized rear garden, off-road parking and a garage. Situated in a quiet cul-de-sac located close to a choice of amenities, including crystal peaks, Drakehouse and Rother Valley with a tram stop within walking distance.

SUMMARY

This property is ideal for a small family or a buyer looking to downsize. It is ready to move into and benefits from a good-sized rear garden, off-road parking and a garage. Situated in a quiet cul-de-sac located close to a choice of amenities, including crystal peaks, Drakehouse and Rother Valley with a tram stop within walking distance.

Enter the property via a useful hallway, with stairs rising to the first floor and doors leading to the lounge/diner and kitchen. The bright and spacious lounge/diner spans the full width of the property and benefits from dual-aspect windows, providing plenty of natural light. The kitchen is fitted with a good range of modern wall and base units, offering ample storage and workspace. A uPVC door provides access to the rear garden. There is also a door leading to the integral garage.

Stairs rise to the first floor, where there are two good-sized double bedrooms. One bedroom is positioned to the front of the property and benefits from fitted wardrobes, while the second double bedroom is situated to the rear and also features built-in wardrobe storage. There is a further single bedroom to the front, along with a family bathroom.

To the front of the property is a lawned garden, together with a patterned concrete driveway providing off-road parking and access to the integral garage.

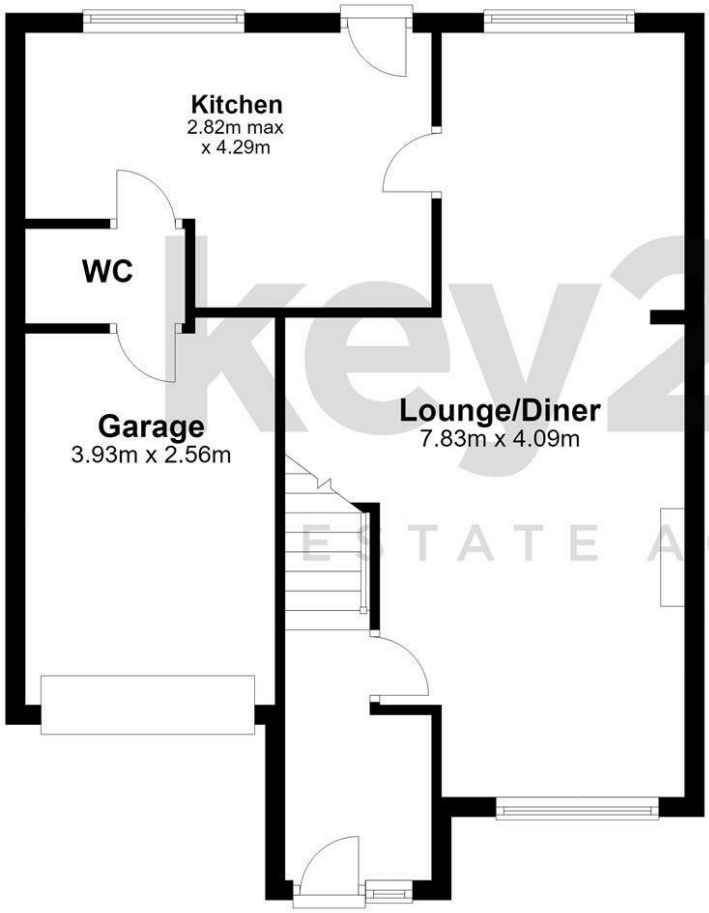
To the rear is a larger-than-anticipated garden, featuring a patio area, lawn and well-established shrubbery, providing a pleasant outdoor space.

PROPERTY DETAILS

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

FOR ALL MEASUREMENTS PLEASE SEE FLOORPLAN

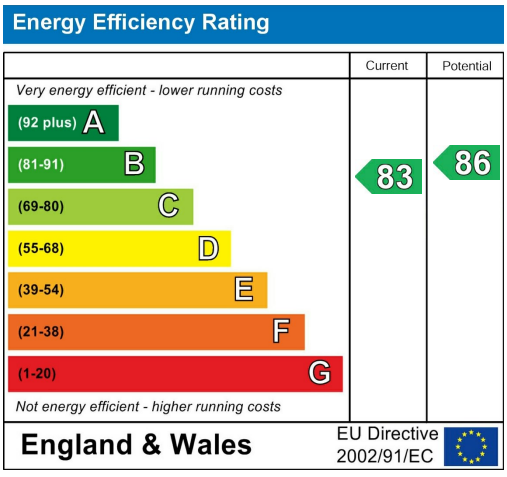
Ground Floor



First Floor



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