

## Marketing Preview



**3 Kirkdale Drive, Sheffield, S13 9LH**

**£170,000**

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



CHAIN FREE! A fantastic opportunity to purchase this three bedroom semi-detached property which is situated in a popular area. Offering two reception rooms and boasting masses of potential. Also having a large garden, garage and off road parking. Road links to the Parkway and M1 Motorway. Perfect for first time buyers or families alike!

- LEASEHOLD, 710 YEARS REMAINING, £6PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

## SUMMARY

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## HALLWAY

enter via a uPVC door into the welcoming hallway with neutral decor and carpeted flooring. Ceiling light, radiator and doors to the lounge and dining room.

## LOUNGE 10'5" x 12'0"

A spacious and bright reception room with carpeted flooring. Ceiling light, radiator and walk in bay window to the front.

## DINING ROOM 10'11" x 12'8"

Having neutral decor and carpeted flooring. Ceiling light, radiator and window to the rear. Door to the kitchen and a door to the side porch with a uPVC door to the side and under stairs storage.

## KITCHEN 6'0" x 11'11"

Fitted with a stainless steel sink. Currently housing a washing machine and a freestanding cooker. Two ceiling lights, radiator and windows to the rear.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, obscure glass window and access to the loft. Doors to the three bedrooms and bathroom.

## BEDROOM ONE 11'4" x 11'11"

A large double bedroom with carpeted flooring and fitted wardrobes. Ceiling light, radiator and walk in bay window to the front.

## BEDROOM TWO 8'2" x 10'11"

A double bedroom with carpeted flooring and fitted wardrobes housing the boiler. Ceiling light, radiator and window to the rear.

## BEDROOM THREE 6'2" x 8'6"

A single bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the front.

## BATHROOM 5'10" x 6'9"

Comprising of a bath with an overhead electric shower, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Part tiled walls and vinyl flooring.

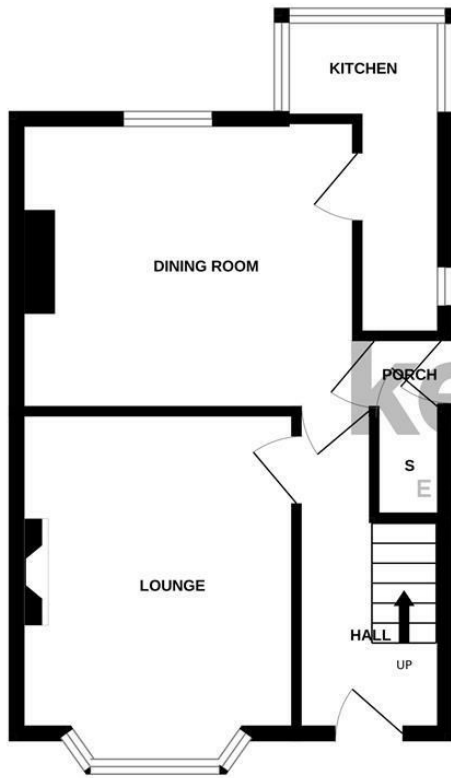
## OUTSIDE

To the front of the property is a lawn area and a driveway leading to the garage.

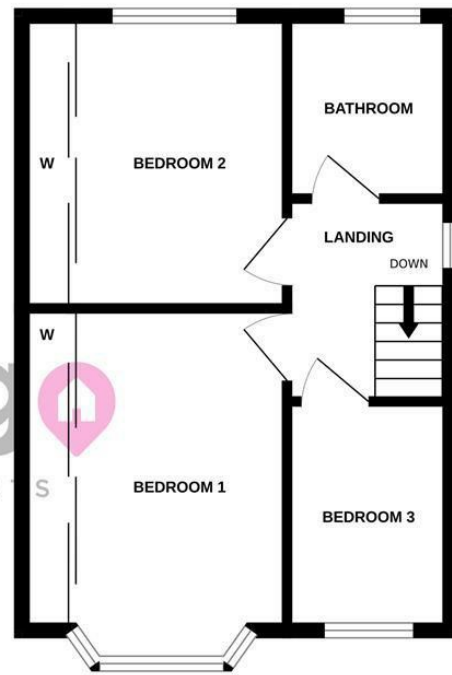
The rear of the property boasts masses of potential with a mature long garden and lawn area. Plants, shrubbery and trees.

## PROPERTY DETAILS

GROUND FLOOR



1ST FLOOR



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>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	

