

## Marketing Preview

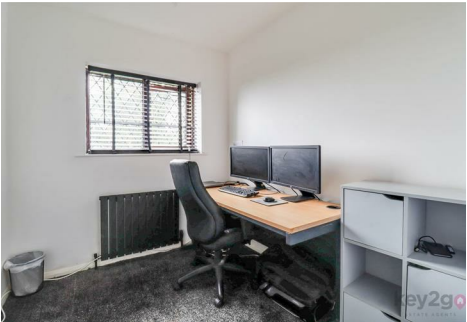


**3 Glenmore Croft, Sheffield, S12 2DS**

**£250,000**

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





A unique opportunity to purchase this ready to move into three bedroom detached property which is tucked into a quiet cul-de-sac. Offering a stylish bathroom and a conservatory which is open from the stylish kitchen. Also having an enclosed garden, off road parking and a large garage. Road links to town and the parkway. Close to a wide range of amenities. Perfect for first time buyers or families alike!

## SUMMARY

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Entrance into the hallway with stairs rising to the first floor and a door leading to the lounge with a bay window to the front. From the lounge, a door opens to the inner lobby, which includes an under-stairs storage cupboard and internal access to the garage. The kitchen/diner opens into the conservatory.

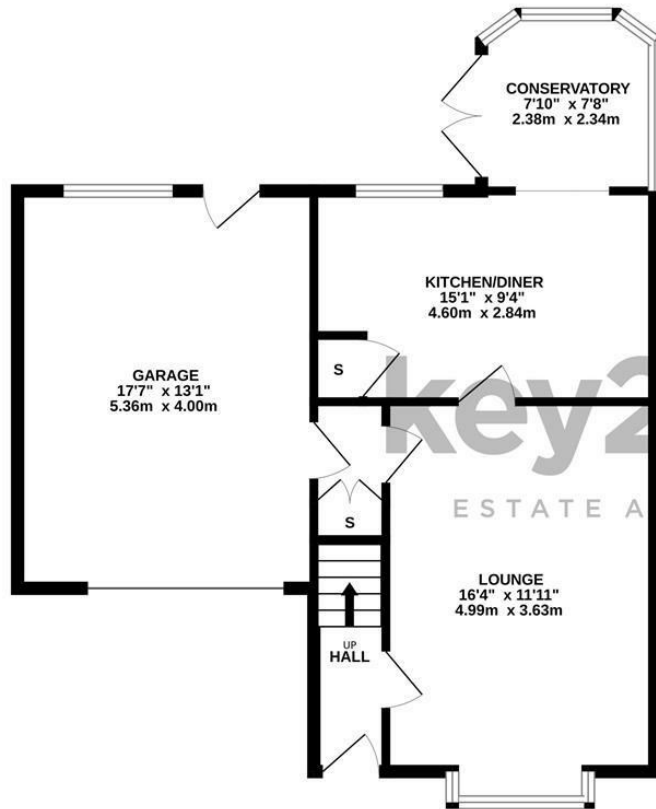
The first floor landing leads to two double bedrooms, a single bedroom and the modern bathroom which is complete with a bath, WC and wash basin.

The property benefits from a larger than average garage with power and lighting, a driveway and a path to the rear garden. The rear garden has a patio area, lawn and conifers for privacy.

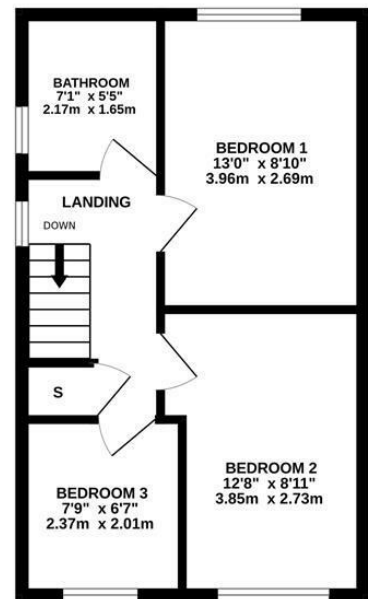
## PROPERTY DETAILS

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

GROUND FLOOR



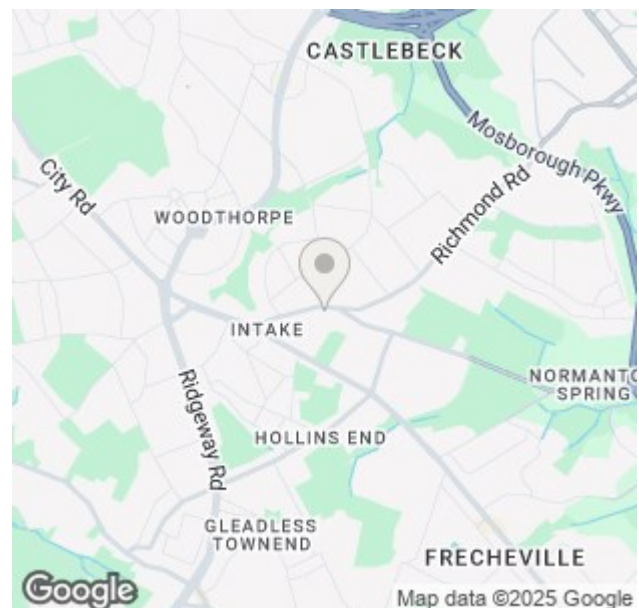
1ST FLOOR



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>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>62</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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