

Marketing Preview



43 Charnock Grove, Sheffield, S12 3HE

£260,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



Not to be missed, this stunning and extended three-bedroom property is located in a highly sought-after area. The home is deceptively spacious with ample reception space and has been renovated by the current owners to a high standard. It features a stylish kitchen and bathroom, a landscaped garden, off-road parking, and a garage. The property is close to bus and tram routes, with good road links to town, and is within walking distance of good schools.

SUMMARY

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A composite door opens into a welcoming hallway that is bright and spacious, with stairs rising to the first floor and a useful storage cupboard. A door leads to the kitchen, which features a stunning high-quality design with compact laminate worktops. Double doors open to a snug, which could be used as a playroom, office, or additional bedroom. The kitchen is open to the extended living room, providing a sizeable family space with access to the rear garden and air conditioning.

Stairs rise to the first floor where there is air conditioning. The master bedroom is a double with a bay window to the front. The second bedroom is a double to the rear with built-in wardrobes. The single bedroom is to the front and is currently used as an office. The bathroom includes a bath and a shower cubicle and is beautifully presented.

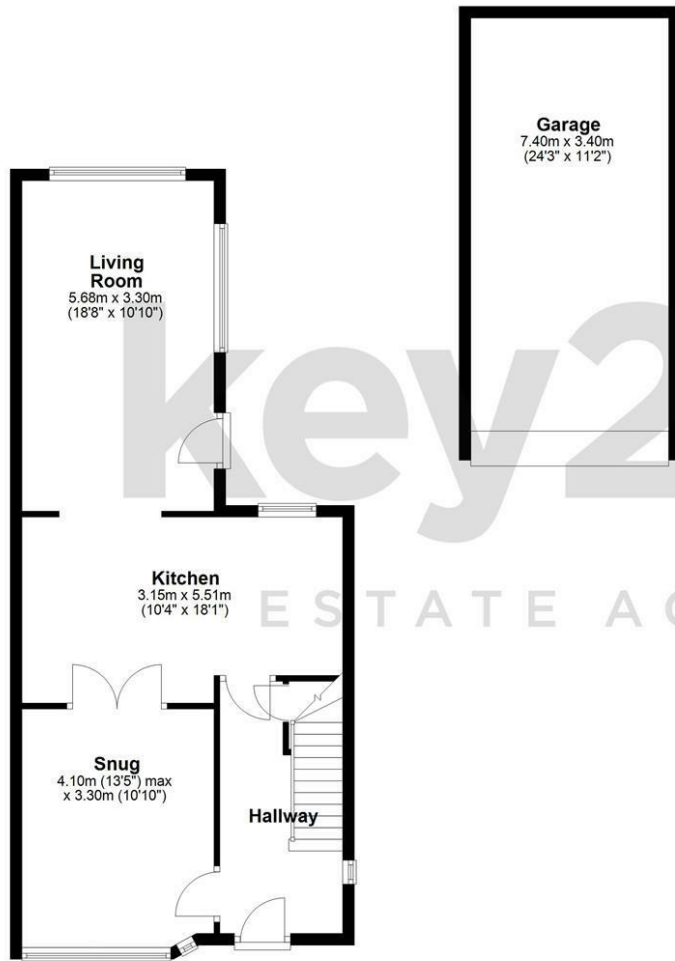
The front of the property features slate chippings and a brick-paved driveway leading to secure electric gates. The driveway continues behind to the rear, where there is a detached garage, a lawn, decking, and a shed. The garden is enclosed with hedging to the boundary.

PROPERTY DETAILS

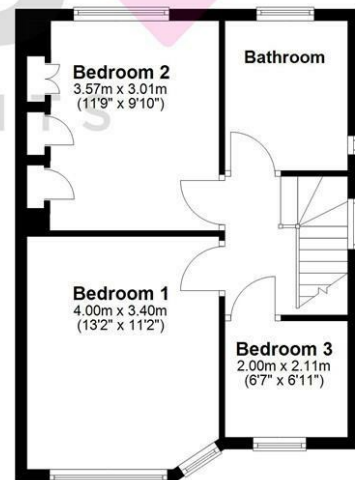
- LEASEHOLD, 729 YEARS REMAINING, £9.96PA GROUND RENT
- FULLY UPVD DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

