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ESTATE AGENTS

Marketing Preview















8 Pritchard Close, Sheffield, S12 4BU

£185,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1













A VIEWING IS A MUST TO FULLY APPRECIATE! A fantastic opportunity to purchase this beautifully presented and ready to move into two-bedroom semi-detached property, ideally situated on a quiet residential road. The property offers a modern kitchen/diner, stunning contemporary shower room, off-road parking and a beautifully presented, low-maintenance rear garden. Conveniently located close to a range of local amenities, transport links, schools and excellent road links providing easy access to Sheffield City Centre. An ideal first-time buyer home and one not to be missed!

SUMMARY

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Enter into the welcoming lounge, featuring a front-facing window, feature media wall and stairs rising to the first floor. A door leads through to the modern kitchen/diner, which is fitted with a range of wall and base units, integrated oven, hob and extractor fan, with space for a full-height fridge/freezer and under-counter space for a washing machine/tumble dryer. Patio doors open out onto the rear garden, creating a lovely connection between the kitchen and outside space.

Stairs rise to the first-floor landing with doors leading to two bedrooms and the shower room. Bedroom one is a spacious double bedroom with a front-facing window, while bedroom two benefits from a rear-facing window. The stunning modern shower room is finished to a high standard and features a stylish vanity wash basin, WC and walk-in shower cubicle with both overhead and handheld shower.

To the front of the property is a small lawned area and driveway providing off road parking for one vehicle. The enclosed rear garden is beautifully presented and low maintenance, featuring a patio area, outdoor kitchen/bar style area, decking and a further patio with built-in seating making a perfect space for entertaining.

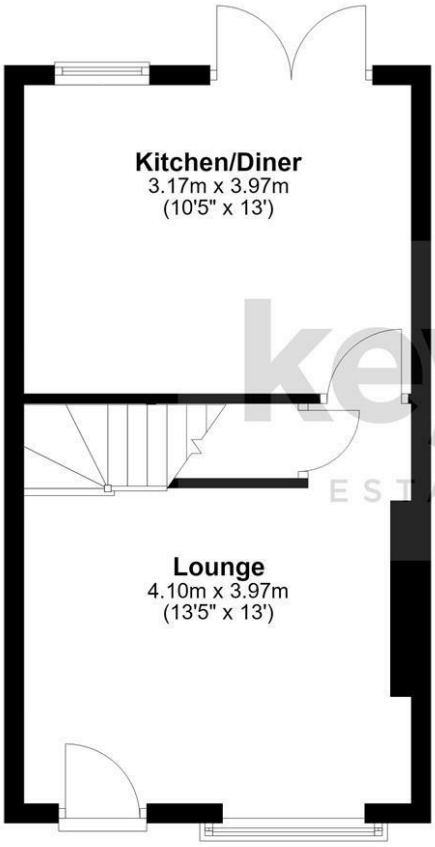
PROPERTY DETAILS

- LEASEHOLD, 158 YEARS REMAINING, £40PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor

Approx. 29.2 sq. metres (314.7 sq. feet)



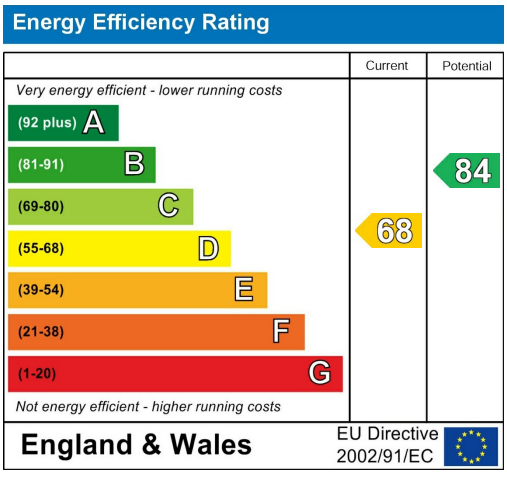
First Floor

Approx. 29.4 sq. metres (316.7 sq. feet)



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Total area: approx. 58.7 sq. metres (631.4 sq. feet)





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