

Coalbrook Road,Woodhouse Mill Sheffield S13 9XU

william h brown

welcome to

Coalbrook Road,Woodhouse Mill Sheffield

GUIDE PRICE £240,000 - £250,000.Modern 3-bed semi-detached home with lounge, open-plan kitchen/diner, utility, WC, shower room, rear garden, and garage. Close to schools, shops & transport links. Ideal for families with off-street parking and low-maintenance garden.













Front Porch
Hallway
Having stairs leading to the first floor accommodation.

Sitting Room
13' 2" x 10' 8" (4.01m x 3.25m)
Having a radiator and a front facing double glazed bay window.

Kitchen/Dining Room/Lounge
22' 8" x 14' 10" (6.91m x 4.52m)
Having a range of wall and base units with integrated appliances, a breakfast bar, electric hob and an extractor hood in the kitchen area. In the seating and dining area there is a skylight, spotlights and a large bi-fold door providing access to the rear garden.

Utility
10' 11" x 10' (3.33m x 3.05m)
Having a range of wall and base units, plumbing for a washing machine, a side facing double glazed window as well as a door to the rear garden and access to the garage.

Downstairs Wc
Having a wash hand basin, a Wc and a radiator.

Landing
Bedroom One
13' 2" x 9' 9" (4.01m x 2.97m)
Having a radiator and a front facing double glazed bay window.

Bedroom Two
10' 9" x 10' 8" (3.28m x 3.25m)
Having a radiator and a rear facing double glazed window.

Bedroom Three
7' 9" x 6' 4" (2.36m x 1.93m)
Having a radiator and a front facing double glazed window.

Shower Room
Having a WC, shower suite wash hand basin, and rear facing double glazed window.

Garage
23' 1" x 11' 9" (7.04m x 3.58m)
Rear Garden
Having a lawned rear garden with low maintenance artificial grass.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Coalbrook Road, Woodhouse Mill
Sheffield

- GUIDE PRICE
- Three bedrooms
- Semi-detached property
- Impressive living kitchen
- Large rear garden

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: 15.00

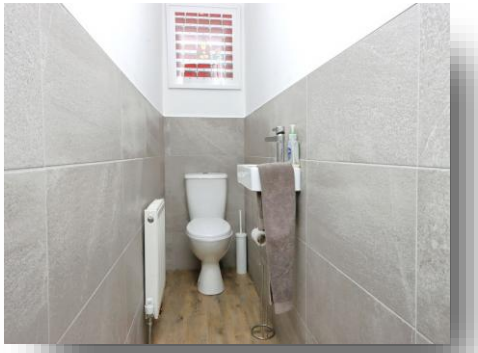
This is a Leasehold property with details as follows; Term of Lease 800 years from 05 Apr 1937. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£240,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK114278

The Property Ombudsman

Property Ref:
CPK114278 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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