



£160,000 OIRO

Ackworth Drive, Sheffield

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- Three Bedroom Family Home
- Open Plan Lounge/ Diner
- Driveway Providing Off Road Parking
- Modern Bathroom
- Occupying a Quiet Cul-De-Sac Position
- Tastefully Appointed Throughout
- First Time Buyer/ Growing Family
- Large Wrap Around Gardens
- MUST BE VIEWED!

## Property Description

A FABULOUS CUL-DE-SAC LOCATION IT'S A MUST TO BE SEEN...WITH POTENTIAL TO EXTEND ON ACKWORTH DRIVE NUMBER 13...!

Uflit are more than delighted to welcome to the market this three bedroom semi detached property.

## Main Particulars

A FABULOUS CUL-DE-SAC LOCATION IT'S A MUST TO BE SEEN...WITH POTENTIAL TO EXTEND ON ACKWORTH DRIVE NUMBER 13...!

Uflit are more than delighted to welcome to the market this three bedroom semi detached property. Tastefully appointed throughout. Commanding a large corner plot with wrap around gardens on this quiet cul-de-sac. The ground floor boasts a warming entrance hallway, large open plan lounge/ diner and a fitted kitchen. To the first floor three ample sized bedrooms and a modern family bathroom. The outside of the property benefits from a block paved driveway providing off road parking and to the side and rear wraps around gardens with large patio areas. Located in a quiet and popular area of Tinsley, close to local amenities excellent transport links and schools . Don't Delay CALL UFLIT TODAY 01709 912730

Council Tax Band: A

Tenure: Freehold

### Entrance hall

Entering through a glazed upvc door with glazed side panels to a cosy hallway, carpeted stairs lead to the first floor accommodation, radiator, a useful cloak cupboard and a door giving access to the lounge.

### Lounge/diner w: 3.9m x l: 7.8m (w: 12' 10" x l: 25' 7")

A spacious living area with a beautiful solid wood fireplace with bespoke tiled facade. A radiator adds warmth and a front facing upvc window creates an abundance of light. Carpet flows through to the dining area with a further radiator, a rear facing upvc window illuminates this entire space and a door gives access to the kitchen.

### Kitchen w: 2.7m x l: 3.1m (w: 8' 10" x l: 10' 2")

A fitted kitchen featuring a large range of wall and base units with complimentary work surface areas, tiled back panels and a counter top resin sink. Integrated appliances to include a gas hob, built in electric oven and extractor fan with plumbing for further utilities. Vinyl flooring, radiator, rear facing upvc window and a glazed upvc door to the rear garden.

## FIRST FLOOR:

### Landing

A carpeted landing with side facing upvc window, doors giving access to three bedrooms, family bathroom and access to the loft

### Master bedroom

w: 3.3m x l: 4.3m (w: 10' 10" x l: 14' 1")

A spacious master bedroom with carpeted flooring, radiator and a front facing upvc window.

**Bedroom 2** w: 3.8m x l: 3.5m (w: 12' 6" x l: 11' 6")

A further double bedroom with carpeted flooring, radiator and a rear facing upvc window.

**Bedroom 3** w: 2.2m x l: 3.3m (w: 7' 3" x l: 10' 10")

A further ample sized bedroom with carpeted flooring, radiator and a front facing upvc window.

**Family Bathroom** w: 1.8m x l: 2.1m (w: 5' 11" x l: 6' 11")

A beautiful family bathroom comprising of a p shaped panelled bath with overhead shower and screen, A vanity unit housing both low level wc and wash hand basin. Modern panelled walls with contrasting flooring, designer mirrored heated towel rail and a side facing upvc window.

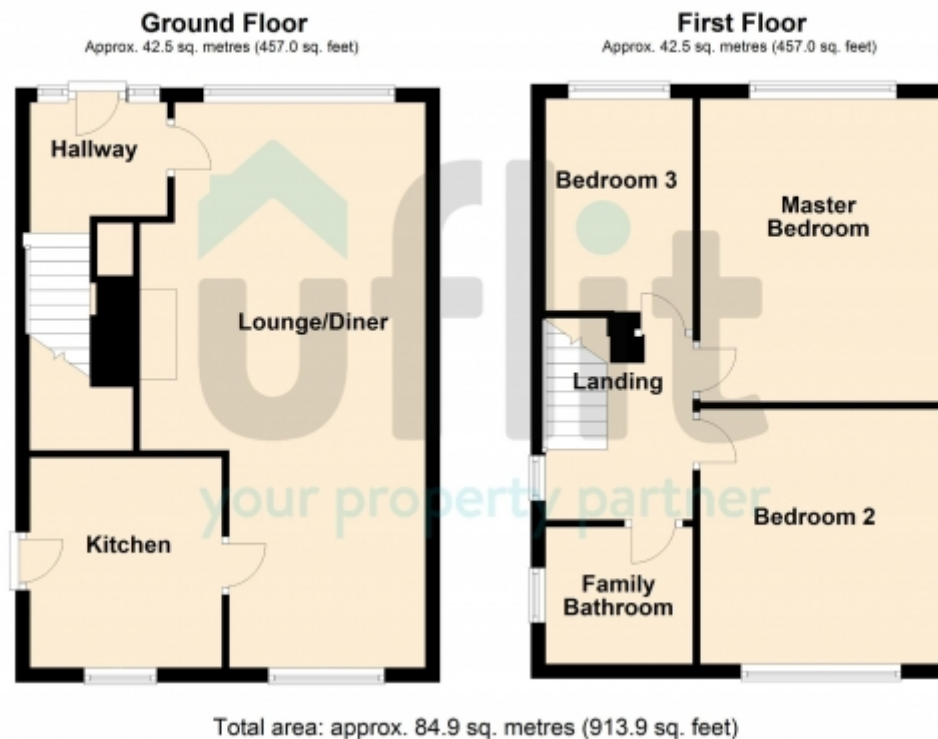
### **Outside**

The property commands a fabulous cul-de-sac position with an open aspect frontage and a block paved driveway providing off road parking. Gated access to the side where the block paving forms a path to access the rear. To the side a large patio area with wrap around lawned enclosed gardens and a further paved patio to the rear.

DON'T DELAY CALL UFLIT TODAY







This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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