



£150,000 OIRO

Maplebeck Road, Sheffield

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- First Time Buyer/ Growing Family Home
- In Need of a little TLC whilst offering Huge Potential
- Three Bedrooms
- Spacious Lounge
- Breakfast Kitchen Diner
- Off-Road Paking & Garage
- Enclosed Front & Rear Gardens
- NO ONWARD CHAINMUST BE VIEWED!

## Property Description

HURRY BOOK YOUR VIEWING TODAY, I'M SURE THERE'LL BE PLENTY...WITH THIS CORNER PLOT PROPERTY ON MAPLEBECK NUMBER TWENTY...!

Uflit are delighted to welcome to the market this three bedroom semi-detached property, in need of a little tlc whilst offering huge potential,

## Main Particulars

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Uflit are delighted to welcome to the market this three bedroom semi-detached property, in need of a little tlc whilst offering huge potential perfect for the first-time buyer or growing family. Located in the heart of the popular area of Tinsley, close to all local amenities, excellent transport links and schools. In brief a cosy entrance hall, spacious lounge, a breakfast kitchen/ diner and conservatory. To the first floor three ample sized bedrooms and a family bathroom. To the outside the property benefits from a driveway providing off-road parking leading to an adjoining garage, to the rear a low maintenance enclosed patio area. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: A

Tenure: Leasehold

### Entrance hall

Entering through a front facing glazed upvc door with carpeted stairs leading to the first-floor accommodation and a glazed panelled door giving access to the lounge.

**Lounge** w: 3.5m x l: 5.1m (w: 11' 6" x l: 16' 9")

A spacious lounge with a focal feature fire with decorative surround, a large front facing upvc window allowing an abundance of light, a radiator adds warmth, carpeted flooring and a glazed panelled door to the breakfast kitchen/ diner.

**Breakfast kitchen** w: 4.6m x l: 3m (w: 15' 1" x l: 9' 10")

Featuring a range of wall and base units with complimentary worksurface areas and tiled back panels. Appliances to include an inset oven and plumbing for further utilities. Carpeted tiled flooring, rear facing upvc window and a radiator. A door to understairs storage, a further upvc glazed door to the rear and a glazed panelled door to the conservatory.

**Conservatory** w: 3.8m x l: 2m (w: 12' 6" x l: 6' 7")

With a continuation of the carpeted tiled flooring, a further range of base units and patio doors leading onto the rear garden.

### FIRST FLOOR:

#### Landing

A carpeted landing with doors giving access to three bedrooms, the family bathroom, storage cupboard and a loft hatch creating additional storage.

**Bedroom 1** w: 4.6m x l: 3.3m (w: 15' 1" x l: 10' 10")

A double bedroom with a range of fitted wardrobes, radiator, a front facing upvc window and carpeted flooring.

**Bedroom 2** w: 2.5m x l: 2.8m (w: 8' 2" x l: 9' 2")

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

**Bedroom 3** w: 2.2m x l: 3m (w: 7' 3" x l: 9' 10")

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

**Family Bathroom** w: 1.7m x l: 2m (w: 5' 7" x l: 6' 7")

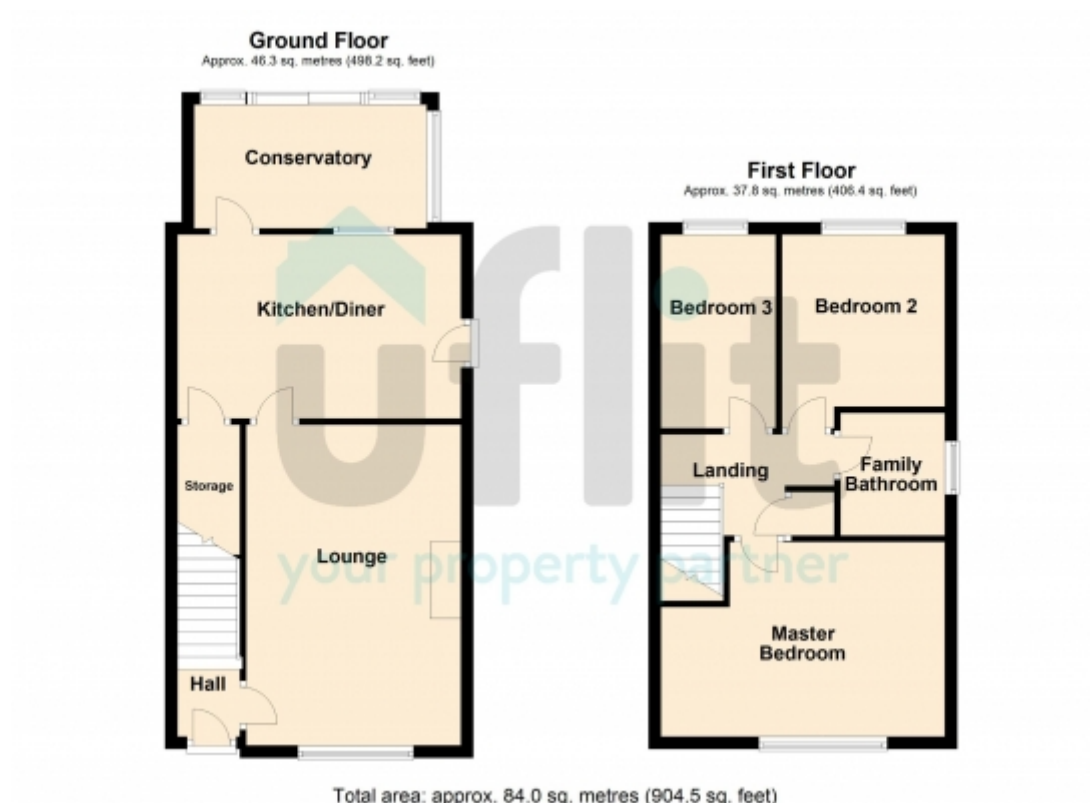
Comprising of a panelled bath with overhead shower and screen, wash hand basin and a mid level wc, tiled walls with carpeted tiled flooring, radiator and a side facing upvc window.

### **Outside**

To the front of the property a wall protects lawned gardens and double gates open to a driveway providing off-road parking which in turn leads to an adjoining garage and garden shed. To the rear a low maintenance paved patio all enclosed.

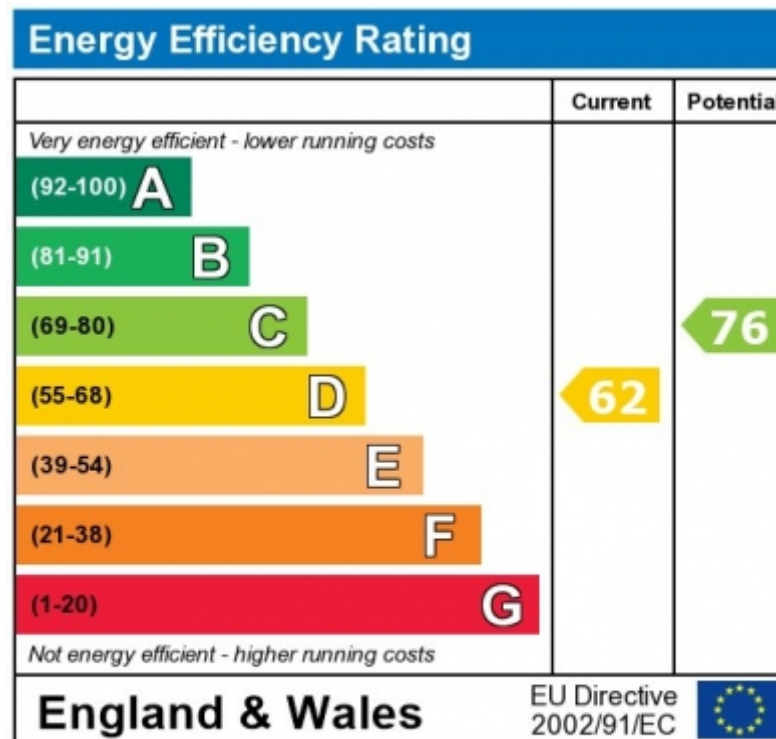






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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