



£145,000 OIRO

Framlingham Road, Sheffield

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- Three Bedrooms
- Corner Plot Position
- Side Entrance Cloakroom
- Spacious Lounge
- Kitchen Diner
- Popular Location
- Driveway Providing Off-Road Parking & Detached Garage
- Fabulous First Time Buyer/ Investor with Over 6% Yields
- NO ONWARD CHAIN!
- MUST BE VIEWED...!

Property Description

NEST OR INVEST, IS THIS ONE FOR YOU... ON FRAMLINGHAM ROAD, HOUSE NUMBER TWO...!

Uflit would like to welcome to the market this spacious three-bedroom semi detached property occupying a large corner plot and being ideally suited to the first-time buyer or investor.

Main Particulars

NEST OR INVEST, IS THIS ONE FOR YOU... ON FRAMLINGHAM ROAD, HOUSE NUMBER TWO...!

Uflit would like to welcome to the market this spacious three-bedroom semi detached property occupying a large corner plot and being ideally suited to the first-time buyer or investor. The property boasts a side entrance cloakroom, spacious lounge and an open plan kitchen/ diner. To the first floor three ample sized bedrooms and a family bathroom. To the outside a driveway provides off-road parking leading to a detached garage with wrap around lawned gardens and to the rear an enclosed garden not overlooked. Located in the popular area of Arbourthorne close to local amenities, excellent transport links and schools. If you want to climb onto the property ladder this family home awaits. Don't Delay CALL UFLIT TODAY 01709 912730.

Tenure: Freehold

Entrance Cloak Room

A delicate canopy invites you through a glazed solid wood door with carpeted stairs leading to the first-floor accommodation and a door giving access to the lounge.

Lounge w: 5m x l: 4.2m (w: 16' 5" x l: 13' 9")

A spacious lounge where a focal chimney breast adopts a modern wall mounted electric fire with decorative surround. Three front facing UPVC windows allow an abundance of light and two radiators add warmth. Carpet and a door giving access to the kitchen diner. Sizes taken to maximum measurements.

Kitchen/diner w: 5m x l: 2.7m (w: 16' 5" x l: 8' 10")

The kitchen features a range of wall and base units with complimentary work surface areas. Appliances to include a built-in electric oven, gas hob and extractor with plumbing for further utilities. Split vinyl to carpeted flooring gives a sense of separation to the dining area, radiator and two rear facing UPVC windows and a further side facing UPVC window illuminates and a rear facing upvc door opens to the garden.

FIRST FLOOR:

A carpeted spindled landing with a side facing UPVC window and loft hatch providing additional space. Doors giving access to three bedrooms and the family bathroom.

Master bedroom w: 3.1m x l: 4.2m (w: 10' 2" x l: 13' 9")

A double bedroom with carpeted flooring, radiator and two front facing UPVC windows.

Bedroom 2 w: 3.1m x l: 2.8m (w: 10' 2" x l: 9' 2")

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

Bedroom 3

w: 1.9m x l: 3.2m (w: 6' 3" x l: 10' 6")

An ample sized third bedroom with carpeted flooring, radiator and a front facing UPVC window.

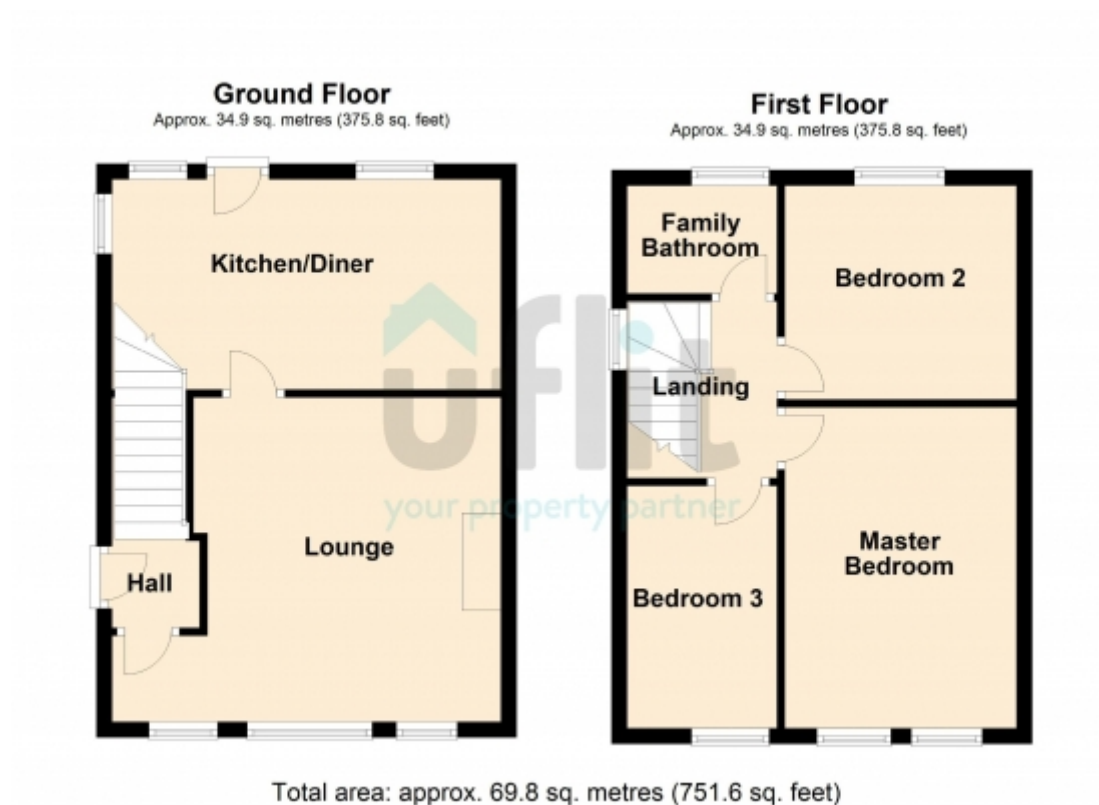
Family Bathroom w: 1.9m x l: 1.4m (w: 6' 3" x l: 4' 7")

Comprising of a panelled bath with overhead shower, wash hand basin and low-level WC. Partially tiled walls with contrasting vinyl flooring, heated towel rail and a rear facing UPVC window.

Outside

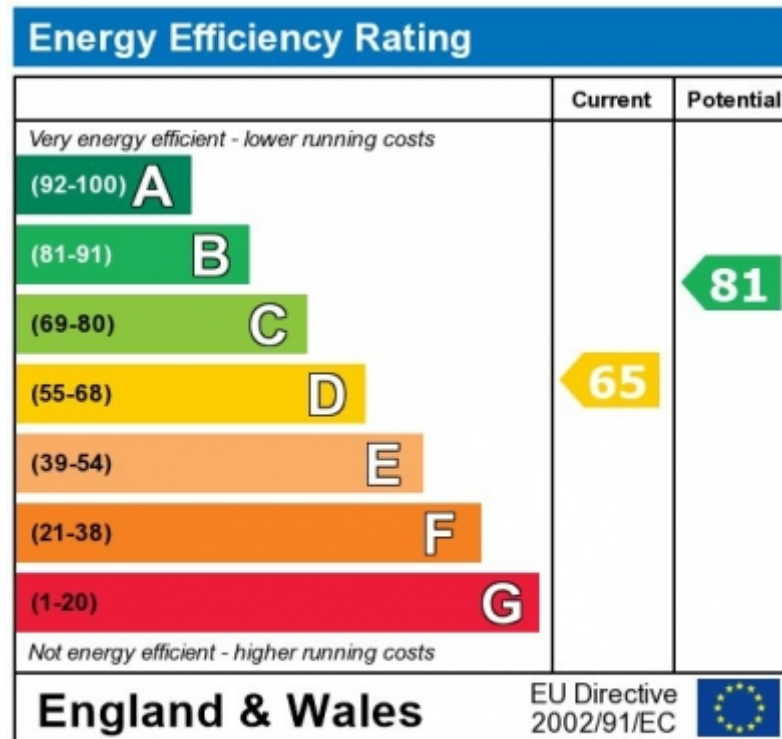
The property tastefully blends into this quiet road with a walled frontage with double gates opening onto a driveway which allows ample off-road parking leading to a detached garage. A further gate gives access to a path which separates lawned gardens protected by foliage. To the rear a cosy privately enclosed garden with seating area and a delicately raised lawned garden.





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

Telephone: 01709 912730



www.uflit.co.uk