



Ferrars Road Sheffield S9 1RZ
Guide Price £180,000

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GUIDE PRICE £180,000-£190,000 Located within easy access to the M1 and Meadowhall is this effectively extended, three bedroom, two bathroom semi detached property which has an easily maintained front garden and a fully enclosed garden to the rear. The property benefits from a detached garage, uPVC double glazing and gas central heating. Set over three levels, the living accommodation briefly comprises, front composite door which opens into the entrance hall with access into the lounge. This generously proportioned room has a large front window allowing lots of natural light, an under stair storage cupboard and an electric fire. A door then opens into the kitchen/diner which has a range of wall, base and drawer units with a complementary worktop which incorporates the sink, drainer and the five ring hob with extractor above. Integrated appliances include an electric oven along with housing and plumbing for a washing machine, dishwasher, space for an American style fridge freezer and housing for the modern gas boiler. Access into the extended garden room with a uPVC door opening onto the rear garden. From the entrance hall, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The master benefits from fitted wardrobes. Bedroom two overlooks the rear garden. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin. There is a study area which has a staircase rising to the second floor and attic bedroom three which has a Velux windows to the front and rear, ample eaves storage and the added advantage of an en suite shower room with WC and wash basin.

- VIEWING RECOMMENDED
- EFFECTIVELY EXTENDED ACCOMMODATION
- THREE GOOD SIZE BEDROOMS
- LOUNGE, KITCHEN/DINER & GARDEN ROOM
- FULLY ENCLOSED REAR GARDEN
- POPULAR LOCATION
- EASY ACCESS TO MOTORWAYS
- MEADOWHALL & VALLEY CENTERTAINMENT
- AMENITIES, LOCAL SCHOOLS & PUBLIC TRANSPORT LINKS





OUTSIDE

A low wall encloses a front garden. A shared drive leads to the rear and the detached garage (useful for storage). The fully enclosed rear garden has a patio and lawn.

LOCATION

Ideally situated on the top edge of Tinsley, north of the M1 split, only moments for the very convenient junction 34 connection. Easy access to Meadowhall and Valley Centertainment. Local schools, amenities and public transport links close-by.

MATERIAL INFORMATION

The property is Leasehold with a term of 200 years running from the 1st May 1954.
The property is currently Council Tax Band B.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Approx. 46.4 sq. metres (499.1 sq. feet)



Approx. 37.8 sq. metres (406.4 sq. feet)

Approx. 24.5 sq. metres (263.9 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive
2009/30/EC

