



Francis Grove High Green Sheffield S35 4FU
Guide Price £120,000

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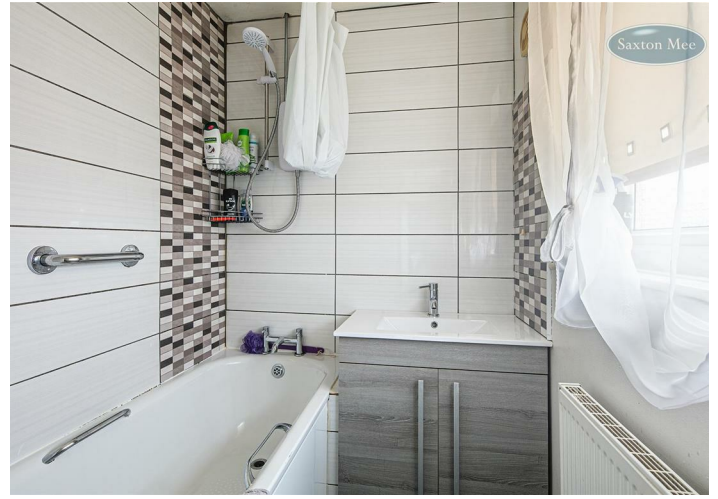
GUIDE PRICE £120,000-£130,000 ** FREEHOLD ** SOUTH-WEST FACING GARDEN ** Situated in this popular residential area is this two double bedroom semi detached property which benefits from ample storage cupboards, uPVC double glazing, gas central heating and communal off-road parking.

The accommodation briefly comprises: enter via a rear door into the entrance hall with a store room which houses the gas boiler. Access into the lounge and the kitchen. The open plan kitchen/diner has a range of units with a contrasting worktop which incorporates the sink and drainer. There is space for an oven, washing machine and a fridge freezer. The lounge has a front facing window allowing natural light. There is an inner lobby with a front entrance door and a storage cupboard.

From the inner lobby, a staircase rises to the first floor landing with access into the two bedrooms, a bathroom and separate WC. Both bedrooms are double in size and benefit from fitted wardrobes. Bedroom two has access into the loft space. The modern and contemporary bathroom has a bath with electric shower and a wash basin with vanity unit. Separate WC.

- TWO DOUBLE BEDROOMS
- LOUNGE
- KITCHEN/DINER
- AMPLE STORAGE
- SOUTH-WEST GARDEN
- COMMUNAL OFF-ROAD PARKING
- POPULAR RESIDENTIAL AREA
- AMENITIES, SCHOOLS & TRANSPORT LINKS CLOSE-BY
- COUNTRY WALKS
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS





OUTSIDE

Off-road communal parking. To the front of the property has a seating area, lawn and garden shed.

LOCATION

Situated in this popular residential area with excellent local amenities close-by. Regular public transport. Local Schools. Close to Chapeltown which boasts a good shopping complex. Country walks within a short distance. Easy access to Motorway links.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

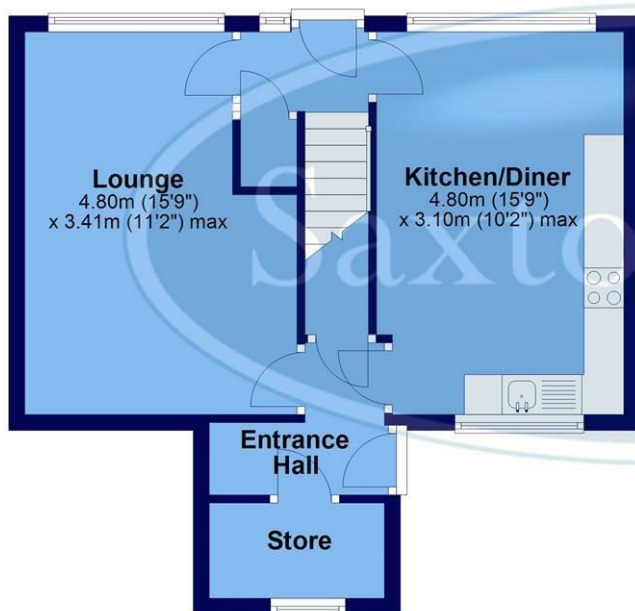
Greg Ashmore MNAEA

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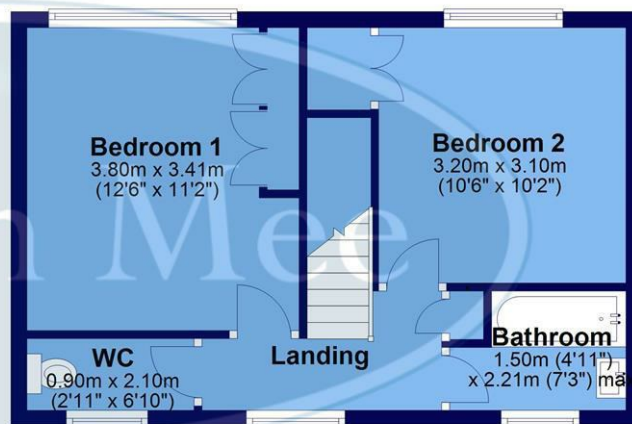
Ground Floor

Approx. 41.1 sq. metres (442.2 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.8 sq. feet)



Total area: approx. 77.1 sq. metres (830.0 sq. feet)

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

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