



## Butterthwaite Road, Sheffield, S5

£146,950

- SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOME
- WELL PRESENTED PROPERTY THROUGHOUT
- LOVELY SPLIT LEVEL KITCHEN DINING ROOM - IDEAL FOR ENTERTAINING
- GREAT PRIMARY BEDROOM WITH STORAGE
- OFF ROAD PARKING FOR UP TO THREE VEHICLES
- FREEHOLD - COUNCIL TAX BAND A - £1512.43 pa
- LOUNGE WITH FEATURE DECORATIVE FIREPLACE AND MANTEL
- LARGE REAR GARDEN



# Butterthwaite Road, Sheffield, S5

**\*\* VIEWING ADVISED \*\* GREAT THREE BEDROOM SEMI DETACHED PROPERTY \*\*** This well presented property would be the ideal turn key starter home for first time buyers. Located close to varied local amenities, with just a short drive to Meadowhall and the surrounding motorway connections. Benefiting from off road parking for up to three vehicles and a generous rear garden. The property briefly comprises of; Side entrance door to lobby area; Well proportioned lounge; Split level kitchen and dining room; Stairs to first floor; Lovely primary bedroom with built in storage; Two further good sized bedrooms; Family bathroom; Drive providing off road parking for three cars; Large rear garden;



Council Tax Band: A



### **ENTRANCE LOBBY**

Accessed to the side of the property with a part obscure glazed uPVC entrance door opening to the lobby area, with; Carpet flooring; Ceiling light point; Central heating radiator; Stairs rising to the first floor; Hardwood door to the lounge;

### **LOUNGE**

This good sized lounge has excellent natural light provided via three uPVC double glazed front facing windows. Also having; Decorative fireplace recess with sleeper mantle above; Central heating radiator; Ceiling light point; Carpet flooring; Part obscure glazed internal door to the kitchen;

### **SPLIT LEVEL KITCHEN AND DINING AREA**

#### **KITCHEN**

Having lovely clean lines the kitchen comprises of; A good range of white wall, base and drawer units; Incorporating a useful pull out drawer larder unit; Wood effect worktops; Integrated oven and four ring gas hob, with extractor hood above; Space and plumbing for washing machine; Area for large upright fridge freezer; One and a half sink and drainer with mixer tap, set beneath an uPVC double glazed window looking out to the rear garden; Tiled sage green splash backs; Ceiling light point; Vinyl flooring; Step down to the dining and breakfast area;

#### **DINING AREA**

A lovely sociable eating area with; Fitted Banquette seating in an 'L' shape to accommodate a good sized dining table; An uPVC double glazed window to the side elevation; Central heating radiator; Ceiling light point; Vinyl flooring; Half obscure glazed uPVC door to the rear elevation; Wall mounted boiler;

### **STAIRS RISING TO THE FIRST FLOOR**

#### **BEDROOM ONE**

This great primary bedroom has; Two uPVC double glazed windows to the front

elevation; Built in storage; Carpet flooring; Ceiling light point; Central heating radiator;

#### **BEDROOM TWO**

Located to the rear of the property and enjoying elevated views over the rear garden and beyond; Double bedroom two has; An uPVC double glazed window; Central heating radiator; Carpet flooring; Ceiling light point;

#### **BEDROOM THREE**

With; An uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

#### **FAMILY BATHROOM**

Comprising of; Bi-folding access door; Panelled bath, with wall mounted electric shower above; Pedestal wash basin and wc; Vinyl flooring; Obscure double glazed uPVC window to the rear elevation; Vertical heated towel rail radiator; Part tiled part painted walls; Recessed ceiling spotlights;

#### **LANDING AND STAIRS**

With; Wooden balustrade railings; Carpet flooring; Ceiling light point; Loft hatch access; uPVC double glazed window to the side elevation; Hardwood doors to the three bedrooms and a bi-folding door to the bathroom;

#### **OFF ROAD PARKING**

The front of the property has been block paved to create ample off road parking for up to three vehicles; Fence borders laying to the two boundaries; Side fence and gate providing access to the rear garden;

#### **REAR GARDEN**

This large rear garden has; Steps with iron handrail to the rear entrance door; Several areas of paved patio through the garden; Lawn and mature hedges and planting; Outdoor water supply; Storage sheds;

### **DISCLAIMER**

1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

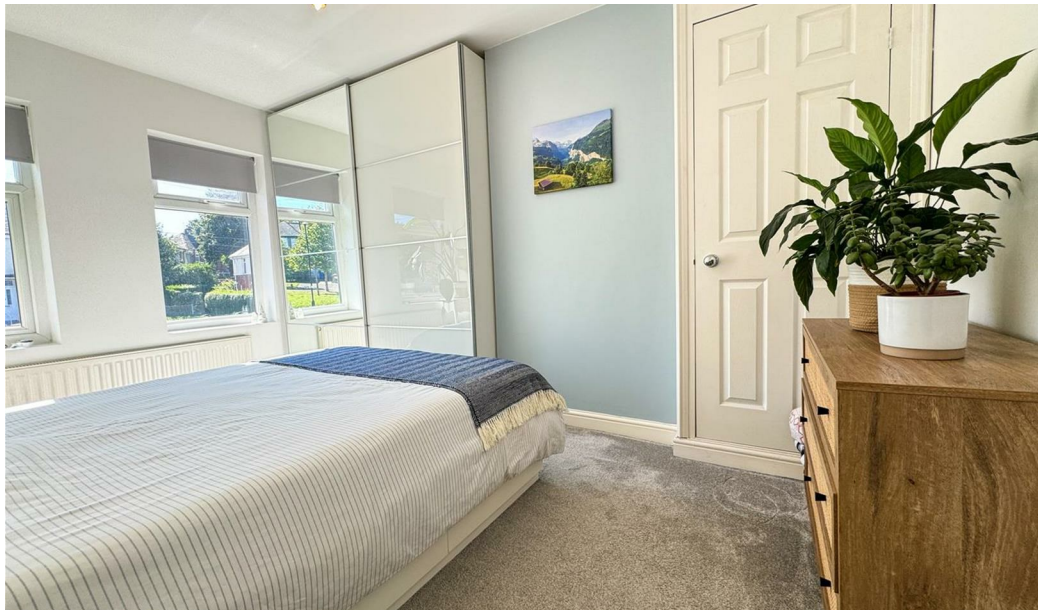
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.



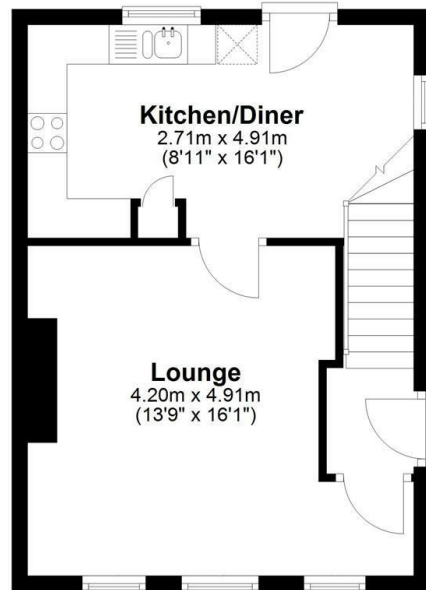






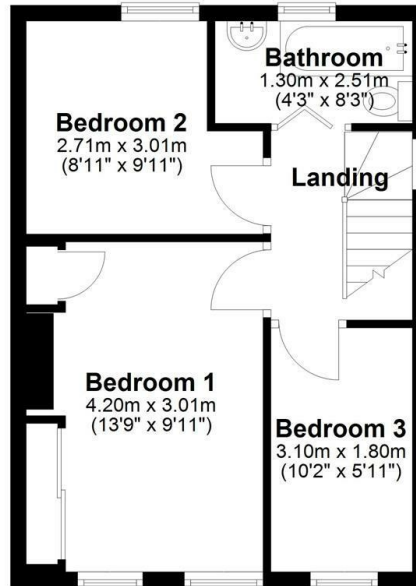
### Ground Floor

Approx. 34.4 sq. metres (370.1 sq. feet)



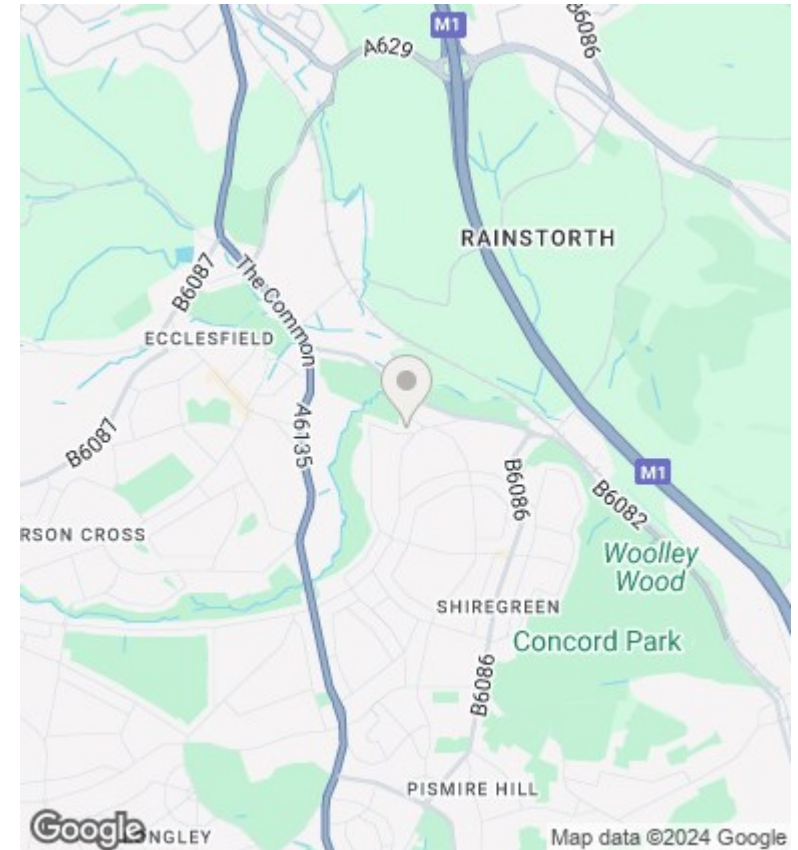
### First Floor

Approx. 34.4 sq. metres (370.1 sq. feet)



Total area: approx. 68.8 sq. metres (740.2 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.



### Directions

### Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

### Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	