



£165,000 OIRO

Loakfield Drive, Sheffield

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- Three Bedroom Family Home
- Tastefully Presented Throughout
- Spacious Lounge
- Breakfast Kitchen
- Downstairs WC
- Large Enclosed Gardens
- Popular Location
- VIEWING ADVISED NO ONWARD CHAIN!

Property Description

AN AFFORDABLE PROPERTY, FOR YOUR FAMILY TO THRIVE...WITH THREE AMPLE SIZED BEDROOMS, ON LOAKFIELD DRIVE...!

Uflit are delighted to welcome to the market this three bedroom family home offering SPACIOUS LIVING throughout.

Main Particulars

AN AFFORDABLE PROPERTY, FOR YOUR FAMILY TO THRIVE...WITH THREE AMPLE SIZED BEDROOMS, ON LOAKFIELD DRIVE...!

Uflit are delighted to welcome to the market this three bedroom family home offering SPACIOUS LIVING throughout. To the downstairs accommodation this well proportioned home boasts a cosy porch, a cloakroom leading to a bright and spacious living room, breakfast kitchen with separate utility area and a downstairs wc. To the upstairs accommodation three bedrooms and a family bathroom. To the outside a manicured front garden and a large enclosed rear garden adds to the attraction, all this can be found at this FANTASTIC FAMILY HOME. Located in the heart of Ecclesfield close to local amenities, excellent transport links and schools. Viewing is highly recommended. Don't delay call Uflit today 01709 912730.

Council Tax Band: A

Tenure: Freehold

Entrance Porch

Entering through a glazed upvc door with glazed side panels to a cosy porch with carpeted flooring.

Entrance hall

A glazed solid wood door with glazed side panel invites you into a welcoming hallway featuring carpeted spindled stairs to the first- floor accommodation with useful understairs storage, radiator and doors give access to the lounge and kitchen.

Lounge w: 6m x l: 3.3m (w: 19' 8" x l: 10' 10")

A spacious living area with a feature decorative fire place, rear and side facing upvc windows allow the light to flow through this entire space, carpeted flooring and a radiator adds warmth.

Breakfast kitchen w: 3.9m x l: 3.3m (w: 12' 10" x l: 10' 10")

Comprising of a range of wall and base units with complimentary worksurface areas and tiled back panels. Appliances to include an inset oven and a range of utilities. Radiator, carpeted flooring, front facing upvc window and a door gives access to the utility area.

Utility w: 2.9m x l: 3.1m (w: 9' 6" x l: 10' 2")

With a range of fitted storage cupboards, carpeted flooring, a side facing upvc window, a glazed upvc door to the patio area and a folding door to the wc.

WC

Comprising of a low level wc, vinyl flooring and a side facing upvc window.

FIRST FLOOR:

A carpeted spindled landing with a loft hatch giving access to the loft creating additional space. Doors giving access to three bedrooms and the family bathroom.

Master bedroom w: 3.9m x l: 3.4m (w: 12' 10" x l: 11' 2")

A double bedroom with a built-in storage cupboard, side and front facing upvc windows and radiator.

Bedroom 2 w: 3.9m x l: 3.4m (w: 12' 10" x l: 11' 2")

A further double bedroom with two built-in storage cupboards, rear facing upvc window and a radiator.

Bedroom 3 w: 2.9m x l: 2.5m (w: 9' 6" x l: 8' 2")

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

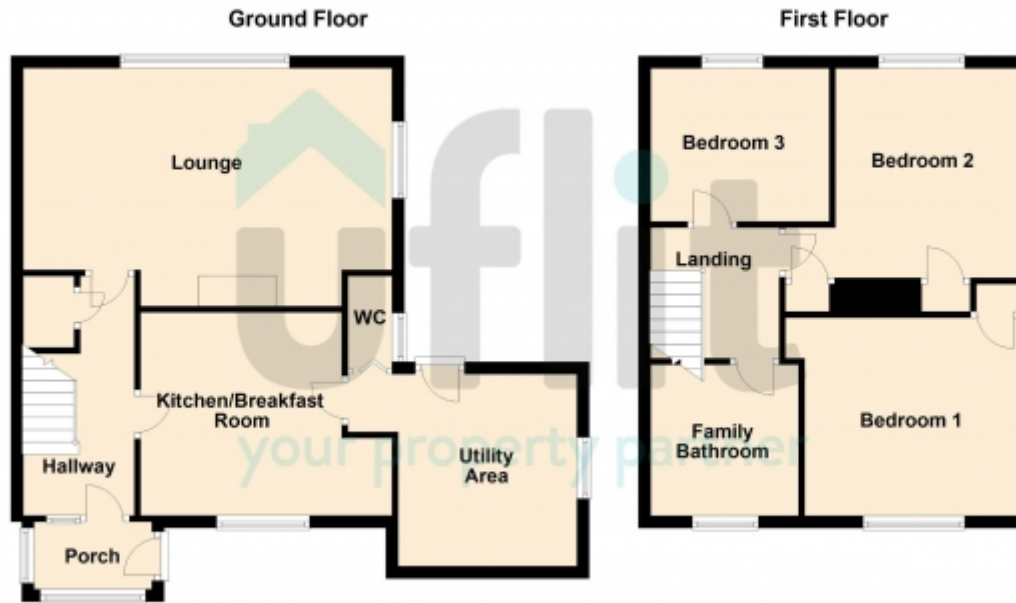
Family Bathroom w: 2.4m x l: 2.5m (w: 7' 10" x l: 8' 2")

Comprising of a panelled bath with overhead shower, wash hand basin and a low level wc. Partially tiled walls, radiator and a front facing upvc window.

Outside

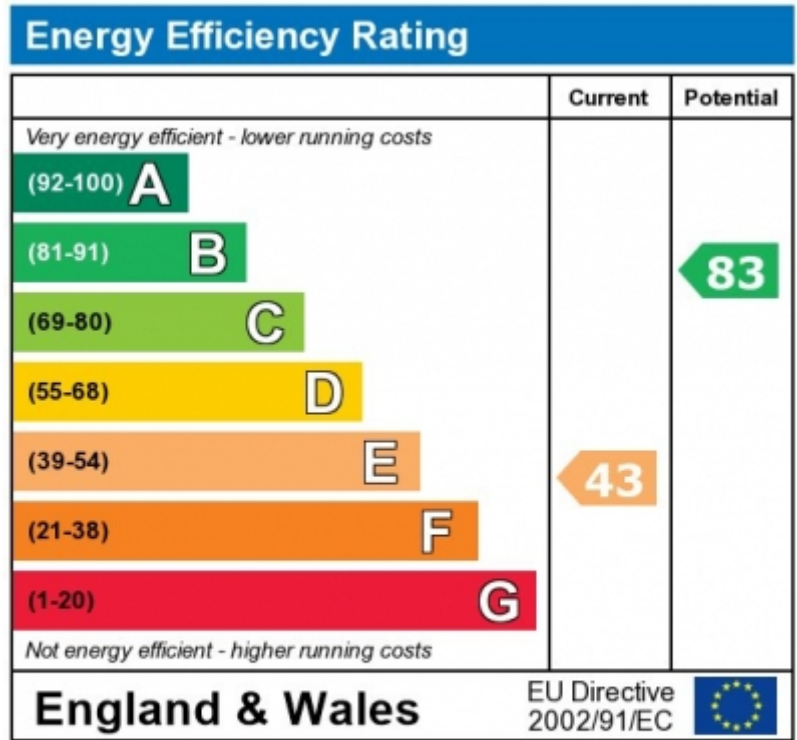
An enclosed elevated manicured frontage with attractive decorative stone and feature paving. The rear enjoys the sunshine morning until where a paved patio leads to a large lawned garden with feature borders and a garden shed creating a fabulous family entertainment area..





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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