



£200,000 Offers Over

Ferrars Drive, Sheffield

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- FABULOUS FIRST TIME BUYER/ FAMILY HOME
- Three Ample Sized Bedrooms
- Beautiful Spacious Lounge
- Breakfast Kitchen Diner
- Modern Family Bathroom
- LARGE DRIVEWAY & DOUBLE DETACHED GARAGE
- Private Enclosed Landscaped Gardens
- Cul-De-Sac Position
- VIEWING ESSENTIALNO ONWARD CHAIN!

Property Description

A BEAUTIFUL CUL-DE-SAC POSITION FOR YOUR FAMILY TO THRIVE... OCCUPYING A LARGE CORNER PLOT ON FERRARS DRIVE...!

Uflit are delighted to welcome to the market this three bedroom semi detached property perfect for the first time buyer or growing family, occupying a large corner plot on a quiet cul-de-sac.

Main Particulars

A BEAUTIFUL CUL-DE-SAC POSITION FOR YOUR FAMILY TO THRIVE... OCCUPYING A LARGE CORNER PLOT ON FERRARS DRIVE...!

Uflit are delighted to welcome to the market this three bedroom semi detached property perfect for the first time buyer or growing family, occupying a large corner plot on a quiet cul-de-sac in the heart of Tinsley, close to all local amenities, excellent transport links and schools. In brief a cosy entrance hall, modern spacious lounge and a breakfast kitchen/ diner. To the first floor three ample sized bedrooms and a modern family shower room. To the outside the property benefits from a driveway providing an abundance of off-road parking leading to a large detached double garage, to the rear a fabulous large enclosed garden with patio areas. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: A

Tenure: Freehold

Entrance hall

Entering through a front facing glazed upvc door with carpeted stairs leading to the first-floor accommodation, radiator and a door giving access to the lounge.

Lounge w: 3.5m x l: 5.1m (w: 11' 6" x l: 16' 9")

A spacious lounge with a focal feature fire with solid wood surround and marble façade, a large front facing upvc window allowing an abundance of light, a radiator adds warmth, carpeted flooring and a door to the breakfast kitchen/ diner.

Breakfast Kitchen/ Diner w: 4.6m x l: 3m (w: 15' 1" x l: 9' 10")

With a range of wall and base units with complimentary worksurface areas and tiled back panels. Appliances to include a built-in oven, gas hob, extractor fan, integrated fridge freezer and washing machine, rear facing upvc window and a radiator. A door to understairs storage, a further upvc glazed door to the rear and split vinyl to carpet gives a sense of separation whilst retaining the open plan aspect.

FIRST FLOOR:

Landing

A carpeted spindled landing with doors giving access to three bedrooms, the family bathroom, storage cupboard, a loft hatch creating additional storage and radiator.

Bedroom 1 w: 4.6m x l: 3.3m (w: 15' 1" x l: 10' 10")

A double bedroom with a range of fitted wardrobes and furniture, radiator, a front facing upvc window and carpeted flooring.

Bedroom 2

w: 2.5m x l: 2.8m (w: 8' 2" x l: 9' 2")

A further double bedroom with fitted wardrobes and furniture, radiator, carpeted flooring and a rear facing upvc window.

Bedroom 3 w: 2m x l: 3m (w: 6' 7" x l: 9' 10")

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

Family Bathroom w: 1.7m x l: 2m (w: 5' 7" x l: 6' 7")

A modern bathroom comprising of a panelled bath with overhead shower and screen, wash hand basin and a low level wc. Tiled walls with decorative borders, vinyl flooring, heated towel rail and a side facing upvc window.

Outside

To the front of the property double gates open to a large driveway providing an abundance of off-road parking which in turn leads to a large detached DOUBLE GARAGE. Gated access to the rear where a large garden awaits, a paved seating area leads to a large lawned garden with manicured borders all privately enclosed.



Ground Floor

Approx. 37.4 sq. metres (402.7 sq. feet)



First Floor

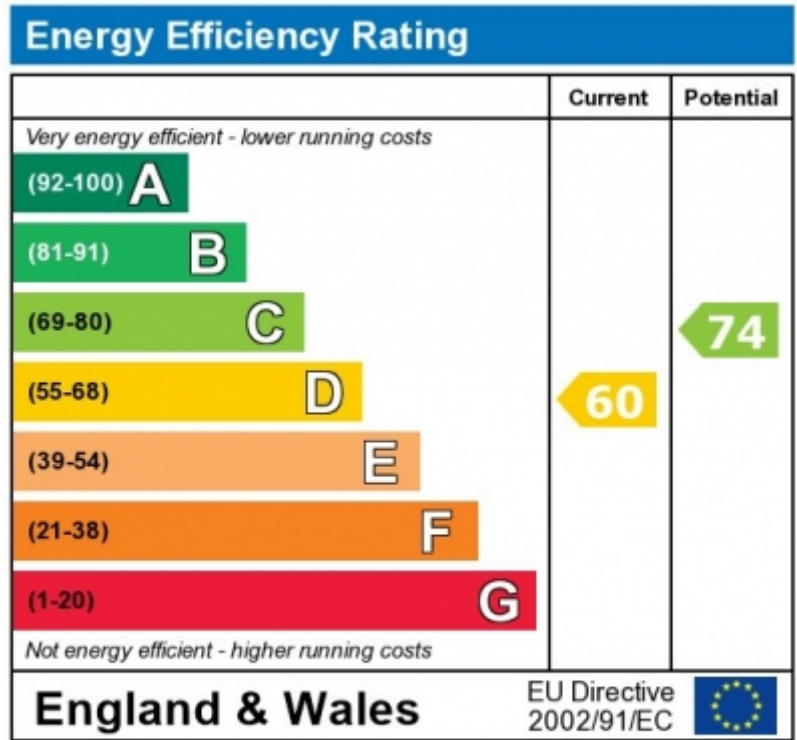
Approx. 37.4 sq. metres (402.7 sq. feet)



Total area: approx. 74.8 sq. metres (805.3 sq. feet)

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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