



£170,000 OIRO

West Quadrant, Sheffield

End of Terrace | 3 Bedrooms | 1 Bathroom

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- Three Bedrooms
- Side Entrance Cloakroom
- Spacious Lounge
- Kitchen Diner
- Popular Location
- NO ONWARD CHAIN!
- MUST BE VIEWED...!
- Fabulous First Time Buyer/ Investor Home
- Converted Attic

Property Description

NEST OR INVEST, IT HAS TO BE SEEN...ON WEST QUADRANT STREET NUMBER 17...!

Uflit would like to welcome to the market this spacious three-bedroom end of terrace property ideally suited to the first-time buyer or investor.

Main Particulars

NEST OR INVEST, IT HAS TO BE SEEN...ON WEST QUADRANT STREET NUMBER 17...!

Uflit would like to welcome to the market this spacious three-bedroom end of terrace property ideally suited to the first-time buyer or investor. The property boasts a side entrance cloakroom, spacious lounge and an open plan kitchen/diner. To the first floor three ample sized bedrooms and a family bathroom, a further staircase leads to the converted attic room. To the outside ample roadside parking and low maintenance gardens and to the rear an enclosed predominantly lawned garden. Located in the popular area of Firth Park within walking distance to Northern General Hospital and close local amenities, excellent transport links and schools. If you want to climb onto the property ladder or invest this family home awaits. Don't delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: A

Tenure: Freehold

Entrance Cloak Room

A glazed solid wood door invites you into a cosy hallway with carpeted stairs leading to the first-floor accommodation, radiator and a door giving access to the lounge.

Lounge w: 4.5m x l: 4.4m (w: 14' 9" x l: 14' 5")

A spacious lounge where a focal chimney breast adopts a wall mounted fire with decorative surround and marble façade. Two front facing UPVC windows allow an abundance of light and a radiator adds warmth. Laminate flooring and a door giving access to the kitchen diner.

Kitchen/diner w: 5.3m x l: 2.9m (w: 17' 5" x l: 9' 6")

The kitchen features a range of wall and base units with complimentary worksurface areas and tiled back panels. Appliances to include a built-in electric oven, gas hob and extractor with plumbing for further utilities. Tiled flooring, radiator and two UPVC windows illuminate, a rear facing solid wood door opens to the garden and a further door to understairs storage.

FIRST FLOOR:

A carpeted landing with a side facing UPVC window. Doors giving access to three bedrooms, the family bathroom and a door to further carpeted stairs leading to the second floor.

Master bedroom w: 3.2m x l: 3.4m (w: 10' 6" x l: 11' 2")

A double bedroom with a range of fitted wardrobes, carpeted flooring, radiator and two front facing UPVC windows.

Bedroom 2 w: 2.9m x l: 3.2m (w: 9' 6" x l: 10' 6")

A further double bedroom with carpeted flooring, radiator, a rear facing UPVC window and over stairs storage cupboard.

Bedroom 3 w: 2.4m x l: 3m (w: 7' 10" x l: 9' 10")

An ample sized third bedroom with a built-in bed and surrounding furniture, carpeted flooring, radiator and a front facing UPVC window.

Family Bathroom w: 2.4m x l: 2.3m (w: 7' 10" x l: 7' 7")

Comprising of a p shaped panelled bath with overhead shower, vanity wash hand basin and low-level WC. Fully tiled walls with contrasting tiled flooring, heated towel rail and a rear facing UPVC window.

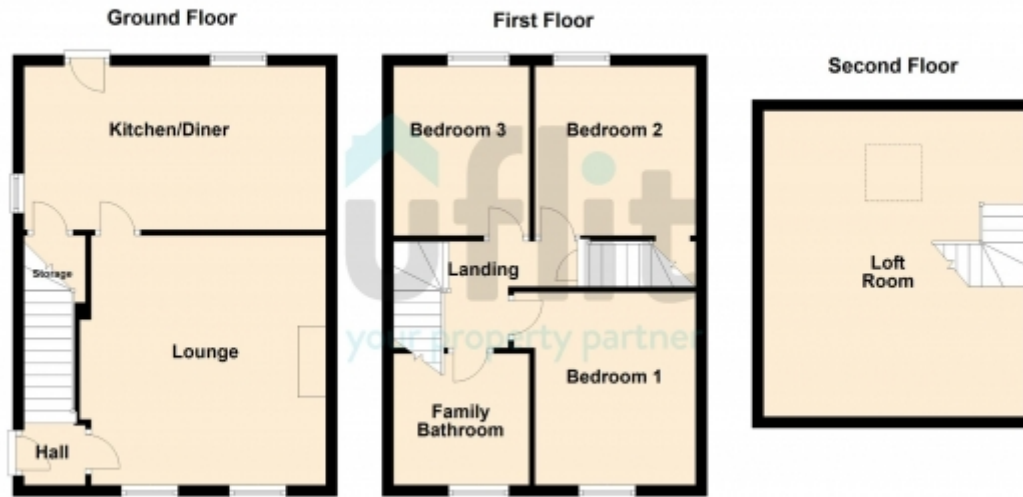
Outside

The property tastefully blends into this quiet road where a delicate wall protects a low maintenance block paved frontage. Gated access to a path leading to the rear where a seating area leads to a privately enclosed lawned garden.

Attic w: 5.4m x l: 4.6m (w: 17' 9" x l: 15' 1")

A fabulous addition to the property currently used as a fourth bedroom with carpeted flooring, radiator and a velux window.






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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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