

**74 Balmoral Road, Woodhouse, Sheffield, S13 7QG**



**\*\*NEW GUIDE PRICE £140,000 - £150,000\*\*** Superb fully modernised three bedroom semi-detached property benefiting from stunning dining kitchen with high gloss cabinets, modern bathroom and stylish interior throughout. Also having recently installed uPVC double glazing, gas central heating, full rewire and smart meters. There is a generously sized rear garden and driveway to the front providing off road parking.

**£140,000 Guide Leasehold**



The property comprises

Front Porch

A part glazed door opens into the porch having uPVC double glazed window. Door leading to the hallway.

Hallway

Having a polished and varnished original flooring, central heating radiator and stairs rise to the first floor landing. Interior door giving access to the lounge.

Beautiful Lounge - 3.94m x 3.89m (into bay) (12' 11" x 12' 9")

With a front facing uPVC double glazed bay window, central heating radiator and original polished and varnished floor. The focal point of the room is the decorative cast iron fire and tiled hearth. There is coving to the ceiling and picture rail.

Superb Dining Kitchen - 4.75m x 3.17m (15' 7" x 10' 5")

Having a substantial range of cream high gloss wall, drawer and base cabinets, attractive and complementing work surfaces incorporating a four ring ceramic hob with chimney style extractor hood above and inbuilt electric oven beneath. There are recessed spotlights to the ceiling, central heating radiator, original polished and varnished wooden floor and useful inbuilt storage cupboard. Set beneath the rear facing uPVC double glazed window is a stainless steel sink and drainer with mixer fitting. A uPVC door gives access to the utility room.

Utility - 1.16m x 2.97m (3' 10" x 9' 9")

Having plumbing for automatic washing machine and space for upright fridge freezer. Vinyl covering to the floor and half glazed door giving access to the side of the property.

Landing

Stairs rise to the first floor landing having loft access.

Bedroom 1 - 2.8m x 3.71m (9' 2" x 12' 2")

With a front facing uPVC double glazed bay window, coving to the ceiling and quality fitted carpet to the floor.

Bedroom 2 - 2.8m x 3.1m (9' 2" x 10' 2")

The good sized double bedroom has lovely views over the school playing fields and towards Ulley. There is coving to the ceiling, uPVC double glazed window and inbuilt storage cupboard.

Bedroom 3 - 1.85m x 2.1m (6' 1" x 6' 11")

Having a uPVC double glazed window, central heating radiator and fitted carpet to the floor. Coving to the ceiling and picture rail.

Modern Bathroom

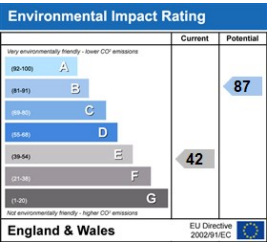
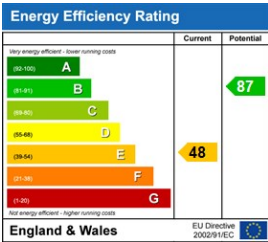
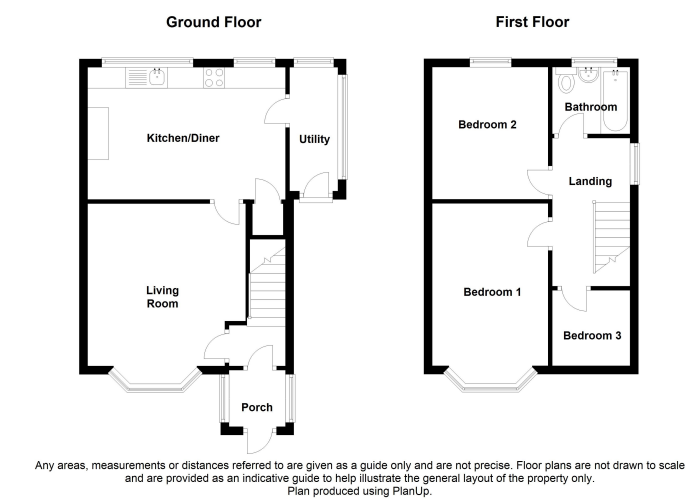
Having a white suite comprising bath with mixer shower fitting and wall mounted head attachment, folding glass shower screen, pedestal wash hand basin and low flush WC. There is ceramic tiling to the splashbacks, vinyl covering to the floor and chrome ladder radiator.

Exterior

To the front of the property is a driveway providing off road parking and adjacent is a lawned garden with low boundary wall.

Side timber gate leading to the rear garden.

The generously sized rear garden is mainly laid to lawn and enclosed with a combination of timber fencing and natural hedging. A substantial decked patio provides space for outside dining, an additional pebbled area provides further seating space.



To arrange a viewing, please call us on 0114 287 8696 or email us at [info@2roost.co.uk](mailto:info@2roost.co.uk).

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