

3 Hooton Lane, Sheffield, S25 1YG



****GUIDE PRICE £175,000 - £180,000**** Superb two double bedroom cottage. The accommodation to the ground floor comprises entrance with stairs rising to the first floor landing, stunning lounge with double aspect double glazed windows and feature fireplace with tiled hearth inset with log burning stove. The dining kitchen has a good range of wall and base cabinets, integrated dishwasher and space for Range cooker. Set beneath the rear window is a Belfast sink. The utility provides space for automatic washing machine, tumble drier, fridge freezer etc. To the first floor landing are two double bedrooms and the modern bathroom.

£175,000 Freehold



The property comprises

Entrance

Lounge - 3.5m x 4m (11' 6" x 13' 1")

Dining Kitchen - 3.9m x 3.5m (12' 10" x 11' 6")

Utility - 2.2m x 3.1m (7' 3" x 10' 2")

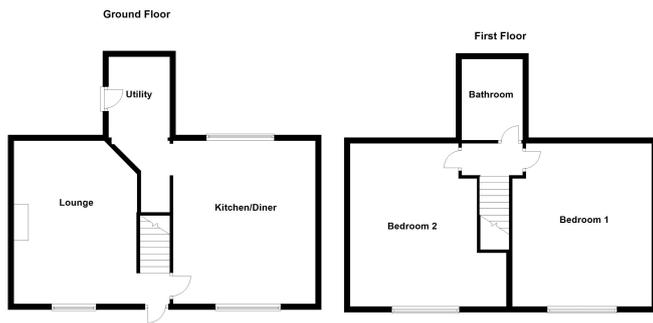
Landing

Bedroom 1 - 3.5m x 4m (11' 6" x 13' 1")

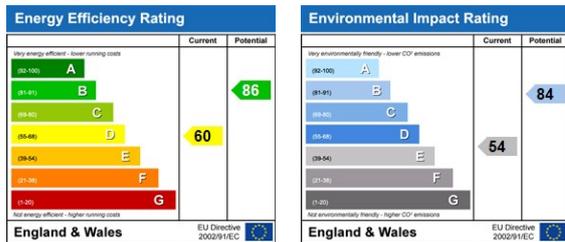
Bedroom 2 - 3.3m x 4m (10' 10" x 13' 1")

Bathroom

Exterior



Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided as an indicative guide to help illustrate the general layout of the property only. Plans produced using PlanIt.



To arrange a viewing, please call us on 0114 287 8696 or email us at info@2roost.co.uk.

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