



## Abbey Brook Court, Greenhill, Sheffield, S8

**£180,000**

Offers in Region of

**Tenure:** Freehold, **Bedrooms:** 3

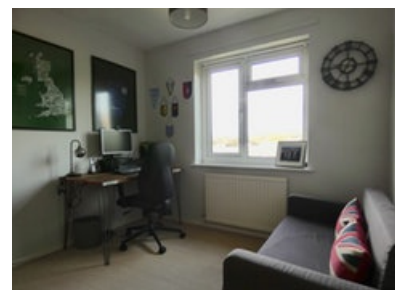
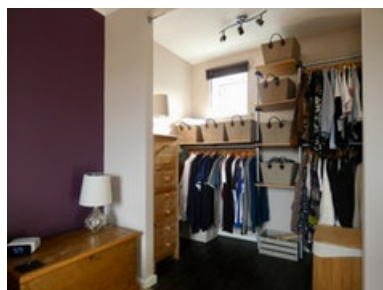
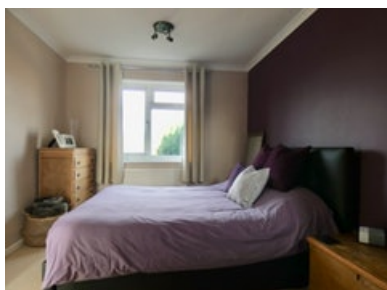
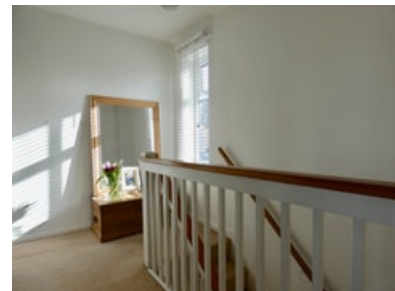
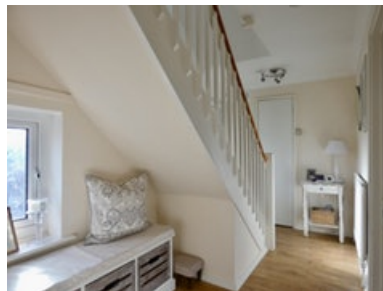
HouseSimple are delighted to present this stunning Three Bed Semi Detached House located in Sheffield, the property offers modern living at an affordable price. The property comprises : Three double bedrooms, family bathroom with bath, living room, downstairs toilet, kitchen

## Key features:

- Ideal First Home
- Three Bedrooms
- Enclosed Garden
- Kitchen/Diner
- Off Street Parking

## Extra info:

- **Property Age:** 35 years
- **Council Tax:** Band A (£1217.65 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



*HouseSimple are delighted to present this stunning Three Bed Semi Detached House located in Sheffield, the property offers modern living at an affordable price. The property comprises : Three double bedrooms, family bathroom with bath, living room, downstairs toilet, kitchen/diner, private rear garden with decking area & off street parking with additional on street parking, close to local amenities, schools catchment area, public transport links, a short drive to Sheffield City Centre & motorway networks. Ideal family/first home, viewing highly recommended.*

## **Entrance Hall**

Entering the property through to the hallway, single radiator & double glazed window.

## **Living Room**

Well presented Living Room with power points, TV point, large single radiator & double glazed window.

## **Toilet**

Single wash basin, toilet with lockable door.

## **Kitchen/Diner**

Modern Kitchen/Diner with built in oven & gas hob, ample room for additional appliances, separate dining area, single radiator, power points, double glazed window & patio doors leading to the garden.

## **Master Bedroom**

Master Double Bedroom, double glazed window, single radiator, power points & walk in wardrobe.

## **Family Bathroom**

Bath with shower, toilet, wash basin, Single radiator & double glazed frosted window.

## **Bedroom Two**

Double bedroom, double glazed window, power points & single radiator.

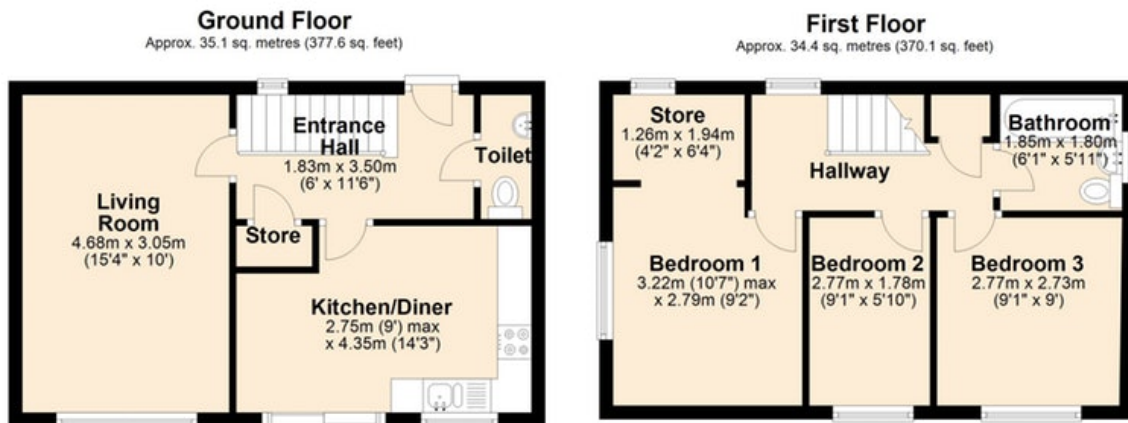
## **Bedroom Three**

Double bedroom, double glazed window, power points & single radiator.

## **Outside**

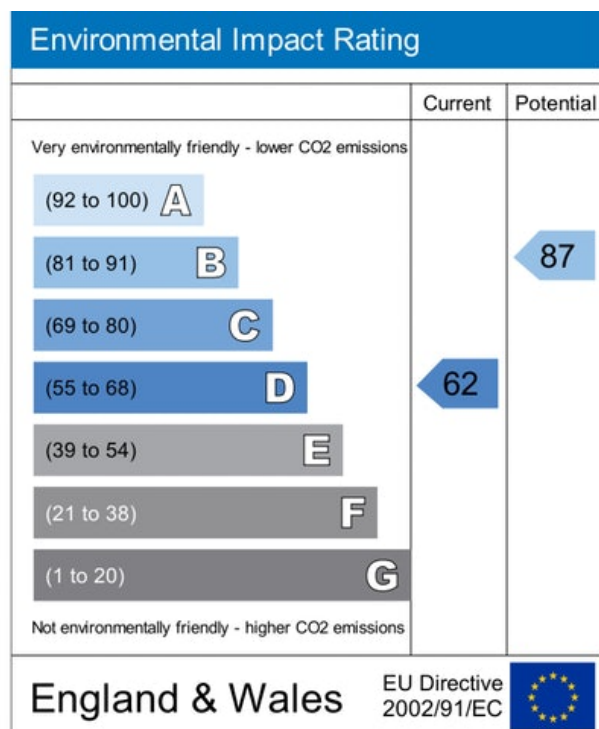
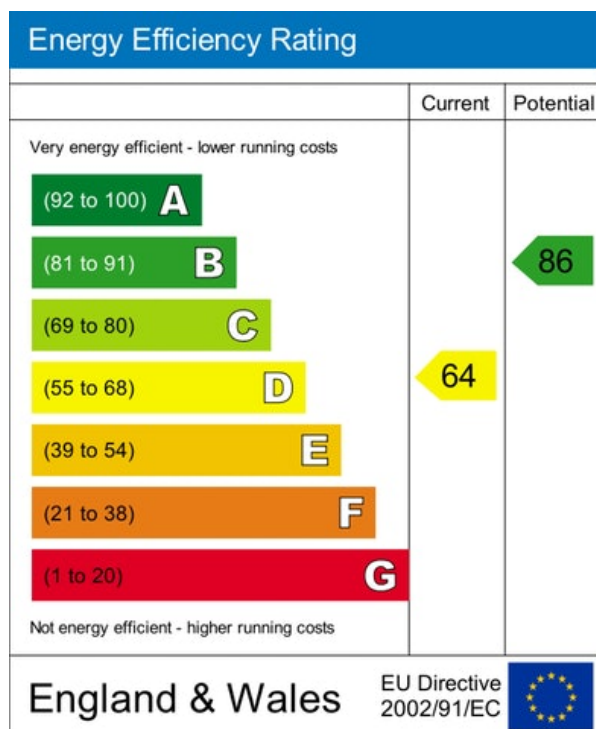
Well presented enclosed rear garden, decking area, off street parking & ample on street parking.

## Floor plan:



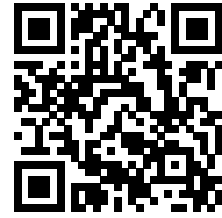
Total area: approx. 69.5 sq. metres (747.7 sq. feet)

## Energy Performance Certificate:



## MISREPRESENTATION ACT, 1967.

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