



Redthorn Road, Handsworth Sheffield

welcome to

Redthorn Road, Handsworth Sheffield

This spacious double fronted three double bedroom semi-detached family home is situated in this popular location close to a host of local amenities and transport links. Benefiting from a lounge and separate dining room, a modern breakfast kitchen with bifolding doors and an en-suite to the master.



Entrance Porch

With a side facing composite door, a front facing double glazed window, coving and spotlights to the ceiling, a central heating radiator and dado rail. The porch is open to the entrance hall.

Entrance Hall

With coving to the ceiling, dado rail, a central heating radiator and stairs which rise to the first floor.

Lounge

A dual aspect lounge with a front facing double glazed window and rear facing French doors leading out to the rear garden. There is a central heating radiator, coving to the ceiling and a focal log burner.

Dining Room

With a front facing double glazed bay window, a central heating radiator, coving to the ceiling, dado rail and a focal log burner with fire surround. There is open plan access to the breakfast kitchen.

Breakfast Kitchen

A stunning modern kitchen which is fitted with a range of high gloss wall and base units with coordinating work surfaces housing the composite sink and drainer with mixer tap. The kitchen has an electric hob with splashback and extractor above, an eye level integrated electric double oven and an integrated fridge-freezer, microwave and wine cooler. There is a focal dining bar, a central heating radiator, spotlights to the ceiling, a rear facing double glazed window and rear facing bifolding doors leading out to the rear garden. Access to the rear lobby.

Rear Lobby

With access to the ground floor WC and understairs storage cupboard.

Ground Floor W.C.

Fitted with a low flush WC and a wash hand basin on a vanity unit with mixer tap. There is splashback tiling, downlights to the ceiling and a side facing

obscure double glazed window.

First Floor Landing

A spacious landing with a front facing double glazed window, a central heating radiator, dado rail, coving to the ceiling and a loft hatch.

Bedroom One

A spacious dual aspect master bedroom with front and rear facing double glazed windows, a central heating radiator, coving and spotlights to the ceiling and access to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and splashback tiling and a shower cubicle with shower. There is a heated towel rail and a rear facing obscure double glazed window.

Bedroom Two

With a front facing double glazed bay window, a central heating radiator, dado rail, coving to the ceiling and built-in wardrobes.

Bedroom Three

With a rear facing double glazed window, a central heating radiator, coving to the ceiling and built-in wardrobes.

Bathroom

fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a corner bath with shower over and screen. There is a central heating radiator and a rear facing obscure double glazed window.

Outside

Occupying an elevated position, to the front of the property there is an enclosed lawned garden with a gated driveway providing off road parking. To the side of the property there is an artificial lawn with garden stores whilst to the rear of the property there is an enclosed tiered garden with artificial lawn, a paved patio, outside tap and various trees and

shrubs to the borders.

Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Redthorn Road, Handsworth Sheffield

- GUIDE PRICE £300,000-£320,000
- BAY FRONTED DINING ROOM AND DUAL ASPECT LOUNGE WITH FRENCH DOORS TO REAR GARDEN
- HIGH GLOSS BREAKFAST KITCHEN WITH BIFOLDING DOORS TO REAR GARDEN
- GROUND FLOOR WC
- MASTER BEDROOM WITH EN-SUITE

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 4.00

This is a Leasehold property with details as follows; Term of Lease 800 years from 29 Sep 1946. Should you require further information please contact the branch. Please Note additional fees

could be incurred for items such as Leasehold packs. guide price

£300.000-£320.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPK115301 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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