



## 3 Pleasant Close, Sheffield, S12 2BB

Offers In The Region Of £180,000

- NO CHAIN
- THREE BEDROOMS
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- CONVENIENT AND POPULAR LOCATION
- SEMI DETACHED FAMILY HOME
- WELL PRESENTED
- GARAGE
- UPVC DOUBLE GLAZING
- SITUATED ON A QUITE CUL DE SAC

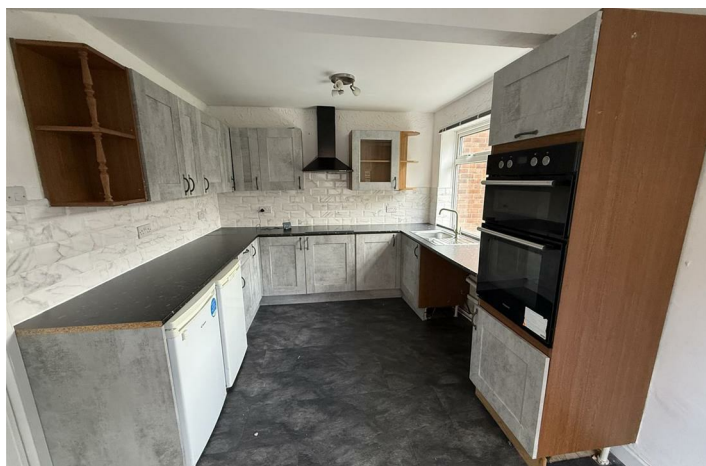
## 3 Pleasant Close, Sheffield S12 2BB

Offered to the market with the benefit of no chain and immediate vacant possession is this fine three bedroom semi-detached family home. Situated on a quiet cul de sac the property would make a lovely home for a young family and is well placed for convenient access to Sheffield City Centre, major road networks and public transport links. Whilst requiring some cosmetic upgrading the property does benefit from double glazing, gas fired central heating and well proportioned rooms.

The accommodation briefly comprises: Entrance Hall, Living Room and Kitchen/Diner. First Floor; Landing, Three Bedroom and Bathroom. Outside; To the front sees a lawned area and a driveway provides car parking space and in turn leads to the single garage. To the rear is a further lawned garden with decked entertaining space.



Council Tax Band: B



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Having a UPVC entrance door with inlaid stained and leaded glazed panel, a central heating radiator, laminate wood flooring which extends in to the living room and a staircase which leads the first floor accommodation.

#### LIVING ROOM

13'11" (into bay) x 11'3"

Having a front facing UPVC bay window, two central heating radiators, laminate wood flooring and a feature fireplace with Adam style surround marble effect back and hearth and inset electric fire.

#### KITCHEN DINER

14'7" x 9'1"

Fitted with a comprehensive range of units above and below rolltop work surfaces with complementary tiled splash back. Incorporated within the units is a single drainer stainless steel sink with mixer tap, electric oven and grill and four ring electric hob with extractor over. There is space and plumbing for an automatic washing machine, dishwasher, fridge and freezer along with side and rear facing UPVC double glazed windows, a central heating radiator, useful storage area under the stairs and a side facing UPVC entrance door.

### FIRST FLOOR

#### LANDING

Having a side facing UPVC double glazed window, spindle balustrade and access to loft storage space.

#### BEDROOM ONE

13'0" (into bay) x 8'9"

Having a front facing UPVC double glazed bay window and a central heating radiator.

#### BEDROOM TWO

11'1" x 8'9"

With a rear facing uPVC double glazed window and a central heating radiator.

#### BEDROOM THREE

8'3" x 5'1"

With a rear facing UPVC double glazed window, dado rail and central heating radiator.

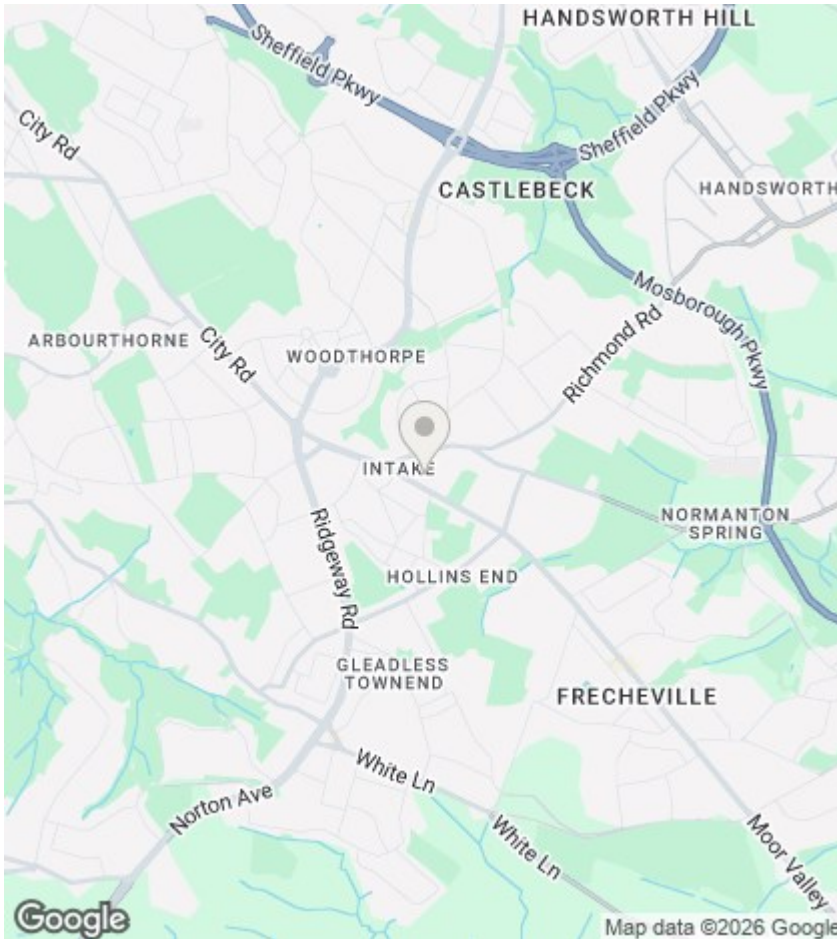
## BATHROOM

7'2" x 4'11"

Fitted with a three-piece suite comprising of a panelled bath with electric shower over, a low flush WC and vanity wash hand basin. There are ceramic tiles to the walls, a central heating radiator and a side facing UPVC double glazed window.

## OUTSIDE

To the front of the property sees a lawned area with driveway which provides car standing space and in turn leads to a detached brick built garage. To the rear of the property is a further lawned garden with decked seating area and planted borders.



## Directions

## Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

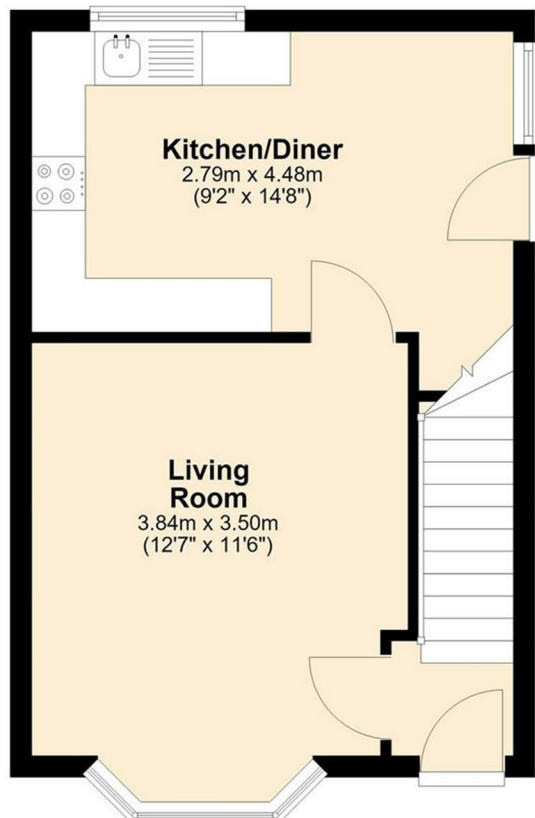
## EPC Rating:

C

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

## Ground Floor

Approx. 30.4 sq. metres (327.4 sq. feet)



## First Floor

Approx. 30.0 sq. metres (323.3 sq. feet)

