



Flockton Road, Sheffield

welcome to

Flockton Road, Sheffield

GUIDE PRICE £210,000-£220,000 A spacious three bedroom semi-detached home situated on a popular estate in a highly sought after location. Featuring an integral garage, private driveway, welcoming porch and a lovely rear garden, this property offers excellent space for modern family living.



Entrance Porch

With a front facing door with obscure double glazed side panel and side facing double glazed window. Access into the entrance hall.

Entrance Hall

With stairs to the first floor.

Lounge

With a front facing double glazed bowed window, a central heating radiator and double doors through to the dining area.

Dining Area

With rear facing patio doors through to the conservatory, a central heating radiator and access through to the kitchen.

Conservatory

With rear and side facing double glazed windows and rear facing French doors which lead out to the rear garden.

Kitchen

Fitted with wall and base units with work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas hob, an electric oven, plumbing for a washing machine and space for a fridge-freezer. There is splashback tiling and a rear facing double glazed window.

First Floor Landing

With a side facing double glazed window.

Bedroom One

With a front facing double glazed window and a central heating radiator.

Bedroom Two

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

Bedroom Three

With a front facing double glazed window and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath with shower attachment over. There is splashback tiling, a central heating radiator and a rear facing obscure double glazed window.

Outside

Situated on an elevated position, to the front of the property there is a lawned garden with a driveway providing off road parking which leads to the garage. Steps rise to the front entrance porch. To the rear of the property there is an enclosed tiered garden with lawn, slate features and a paved patio.

Agent's 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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- GUIDE PRICE £210,000-£220,000
- INTEGRAL GARAGE
- SOUGHT AFTER LOCATION
- FRONT AND REAR GARDEN
- PORCH

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 800 years from 25 Mar 1963. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£210,000-£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPK115169 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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