





53 Goore Road

Littledale • Sheffield • S9 4GD

Asking Price £140,000

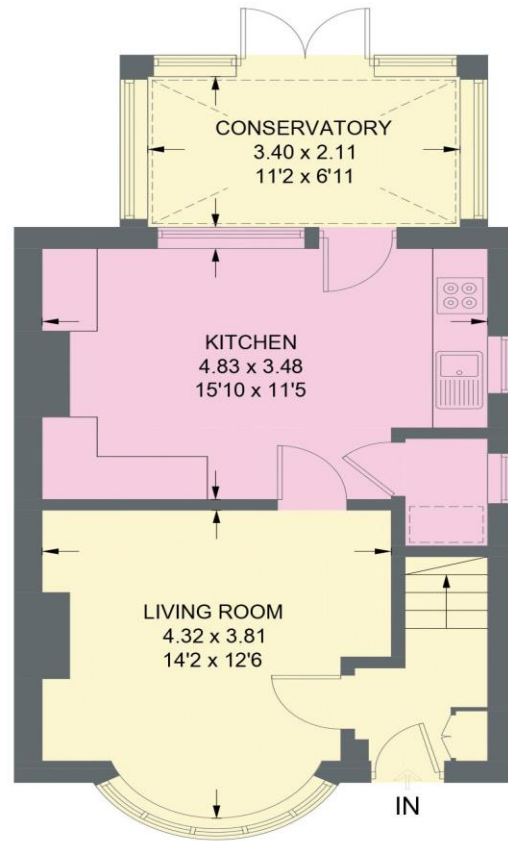
Ideally located with excellent transport links is a 3 bedroom semi detached property in Littledale, S9. Benefits from gas central heating, double glazing and conservatory overlooking attractive enclosed rear garden. Features gated driveway providing off street parking for 2 vehicles. The ground floor comprises of bay fronted lounge centred around focal feature fireplace housing an open coal effect gas fire. A spacious open plan dining kitchen is fitted with off white units, contrasting wood effect worktops and tiled splashbacks. Integrated appliances include an oven, 4 ring gas hob an overhead extractor with space and plumbing for further appliances, plus pantry storage. An adjoining bright and airy conservatory adjoins the kitchen overlooking the enclosed rear garden. The first floor provides access to the partially boarded loft space. Comprising of 3 bedrooms, all presented in modern tones and carpet. The partially tiled bathroom is equipped with 3-piece white suite, overhead shower, and downlights. Externally a gated driveway provides off street parking for 2 vehicles with both front and rear garden, attractively presented. Goore Road occupies a convenient position with access to local shops, Meadowhall, schools, public transport and excellent access to Sheffield City Centre and the motorway network.



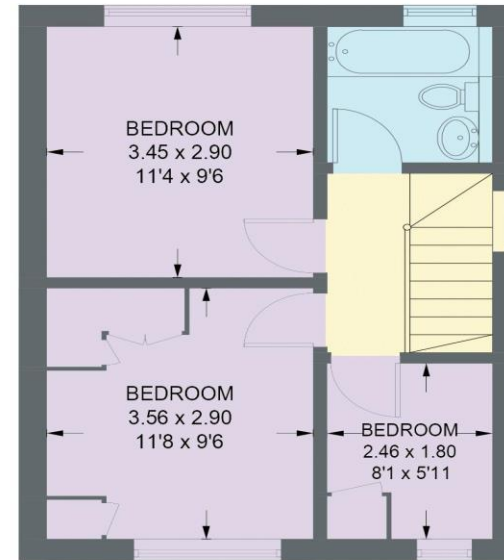
- Semi Detached Property in Littledale, S9
- 3 Bedrooms
- Spacious Dining Kitchen
- Bright & Airy Conservatory
- Modern Bathroom
- Excellent Transport Links
- Front & Rear Garden
- Gated Driveway
- Leasehold 800 years 25/03/1938
- Council Tax Band B, EPC TBC

53 GOORE ROAD

APPROXIMATE GROSS INTERNAL AREA = 79.2 SQ M / 852 SQ FT



GROUND FLOOR
479 SQ M / 44.5 SQ FT



FIRST FLOOR
373 SQ M / 34.7 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.