



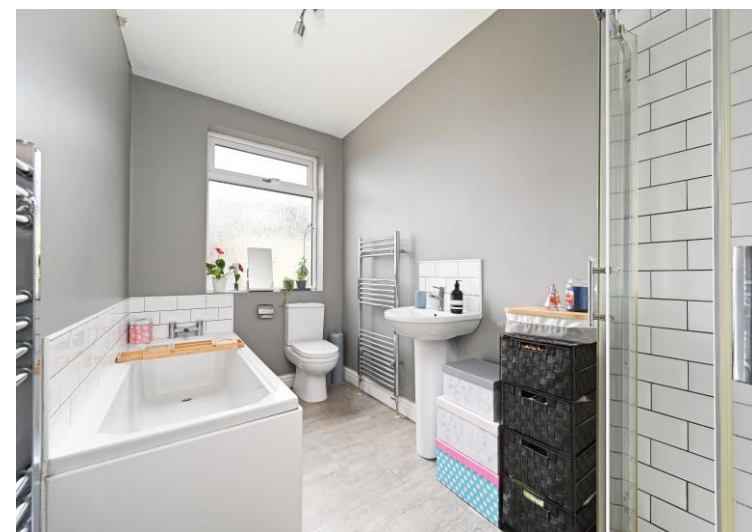


37 Cockayne Place

Meersbrook • Sheffield • S8 9DG

Asking Price £200,000

Effectively extended stunning 2 double bedroom mid terraced property in walking distance of Meersbrook Park. Stylishly presented throughout to offer generously proportioned accommodation which benefits from attractive enclosed landscaped rear garden, double glazing and combination gas central heating. Entering through a communal passageway and side door. The ground floor comprises of a cosy box bay lounge presented in on trend colours complemented by neutral carpet and bespoke storage and shelving within the alcoves. A stunning dining area overlooking the garden incorporates made to measure Hammonds storage and window seat. The off-shot kitchen is fitted with modern wall and base units, contrasting worktops, integrated oven, gas hob and extractor with space for further freestanding appliances and rear door access, filled with natural light and a pleasant outlook. The first-floor features 2 spacious, light and airy well-presented bedrooms fitted with neutral carpet. The bathroom is presented in modern tones with contrasting brick shaped white tiling equipped with modern 3-piece white suite, separate shower enclosure and chrome heated towel rails. The landing provides access to a partially boarded loft space fitted with Velux window offering potential to develop subject to necessary building consents. Externally a forecourt provides privacy for the road. Accessed through a communal passageway is a fully enclosed private rear garden featuring artificial lawn, stone patio and outhouse providing ideal storage solutions, enhanced by fencing and mature planting. Cockayne Road is located close to both Meersbrook and Graves parks, Woodseats and Meersbrook shopping parades with bars and restaurants, schools, public transport and excellent links to Sheffield city centre.

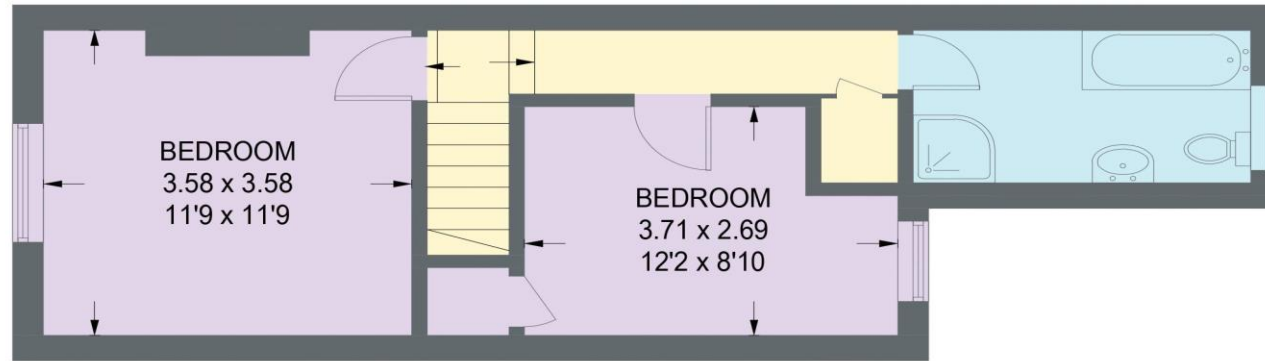


- Effectively Extended Mid Terraced Property
- Walking Distance of Meersbrook Park
- 2 Double Bedrooms
- Stylishly Presented Throughout
- Modern Bathroom

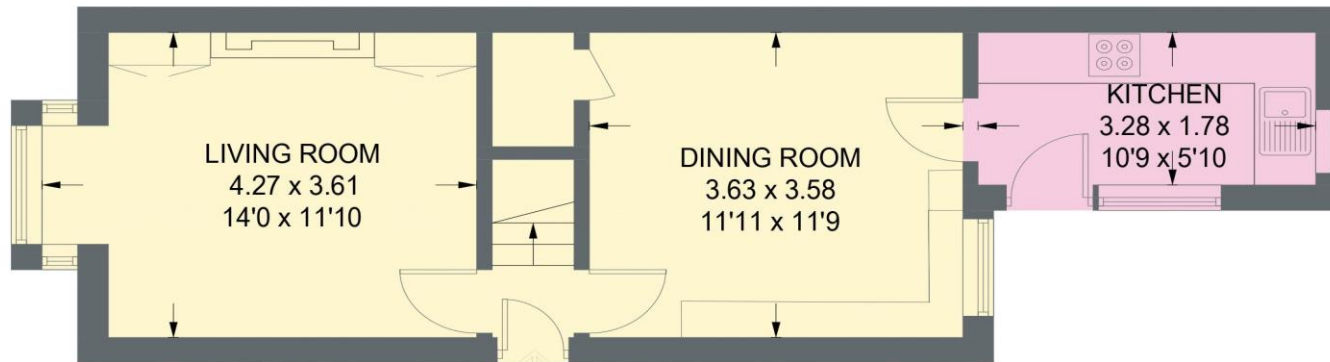
- Cosy Lounge & Separate Dining Area
- Attractive Private Landscaped Rear Garden
- Combination Boiler & Double Glazing
- Leasehold 800 years, 682 years remaining £4pa
- Council Tax A, EPC rating D

37 COCKAYNE PLACE

APPROXIMATE GROSS INTERNAL AREA = 73.7 SQ M / 793 SQ FT



FIRST FLOOR
36.3 SQ M / 391 SQ FT



GROUND FLOOR
37.4 SQ M / 402 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.