





12 Woodgrove Road

Sheffield • South Yorkshire • S9 1NX

Guide Price £120,000 - £130,000

Beautifully presented three-bedroom terrace property, fully renovated and substantially improved by the current owners, benefiting from uPVC double glazing and gas central heating. Stylishly presented throughout including modern kitchen and bathroom. The ground floor features a front facing lounge presented with fresh white walls and contrasting grey carpet. The impressive kitchen is fitted with gloss grey units, marble effect worktops and brick shaped tiled splashbacks with a range of modern appliances. Complemented by chevron style floor and rear door access to the garden. Interior door gives access to the cellar head with power and lighting and steps descend to the cellar. The first floor comprises of 2 bedrooms presented with neutral walls and contrasting grey carpet. The monochrome bathroom is fitted with contemporary 3-piece white suite, styled with matte black fittings, decorative floor and marble effect wall. Stairs rise to offer a further double bedroom equipped with built in closet and Velux window. Externally is an enclosed rear garden, bordered with fencing and hard standing patio. The property is a few minutes drive from the Meadowhall shopping centre along with the tram, train, bus interchange and motorway network. There are a good range of local amenities, shops and schools close by including Wincobank Primary and Hinde House Secondary schools.



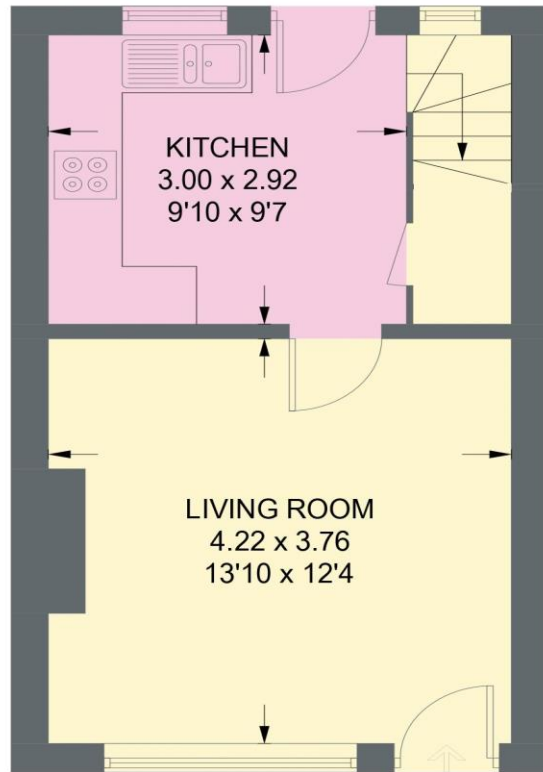
- 3 Bedroom Terraced House in Wincobank
- Stylishly Presented Throughout
- Sleek Modern Kitchen
- Contemporary Monochrome Bathroom
- Fully Renovated

- Enclosed Rear Garden
- No Onward Chain
- Tenure TBC
- EPC Rating C
- Council Tax Band A

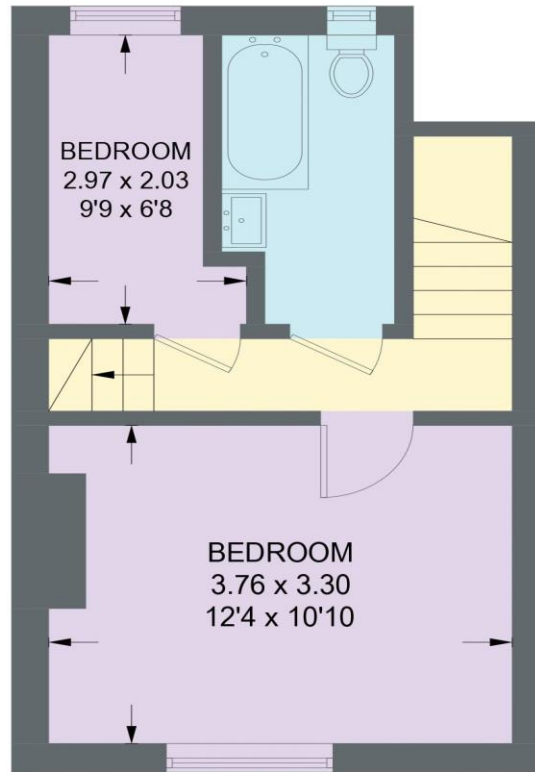


12 WOOD GROVE ROAD

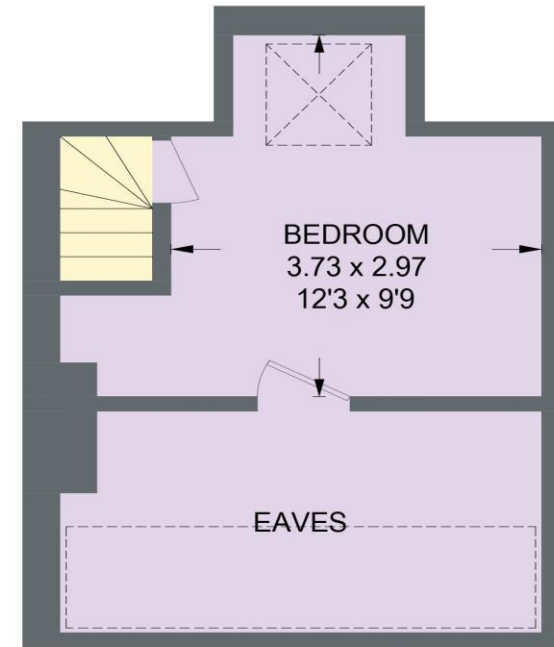
APPROXIMATE GROSS INTERNAL AREA = 66.4 SQ M / 714 SQ FT
(EXCLUDING EAVES)



GROUND FLOOR
27.8 SQ M / 299 SQ FT



FIRST FLOOR
26.6 SQ M / 286 SQ FT



SECOND FLOOR
12.0 SQ M / 129 SQ FT
(EXCLUDING EAVES)

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.