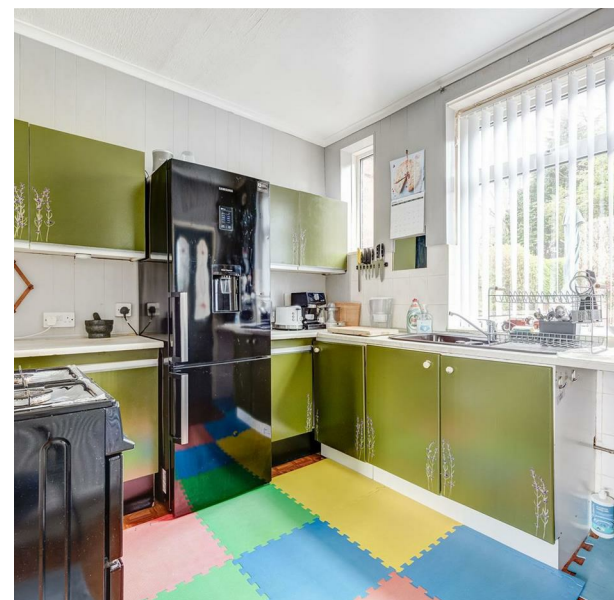


9 Carrill Road, Foxhill, Sheffield, S6 1BD
£165,000

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9 Carrill Road, Foxhill, Sheffield, S6 1BD

£165,000

Council Tax Band: A

A bright, spacious and well presented three bedroom end townhouse which boasts a good sized garden and garage to the rear! Perfect for first time buyers or families, the property is located close to shops and amenities, is well served by regular bus routes giving easy access to the city centre and open countryside is a short journey away. With double glazing and gas central heating throughout, the property in brief comprises; side entrance hallway, lounge, kitchen, rear lobby, utility room and a downstairs wc. To the first floor there is a landing area, three spacious bedrooms and a wet room. Outside, there is a front garden and a shared driveway leads to the rear where there is a large detached garage with power, lighting and an inspection pit ideal for mechanics or car enthusiasts. There is also a sizeable rear garden with hardstanding area and steps rising to a lawn which also has a wooden shed and greenhouse. Available with NO CHAIN INVOLVED, a viewing is highly recommended. Freehold tenure, council tax band A.

Side Entrance Hallway

Access to the property is made via a side facing upvc door which leads to the hallway. Having a staircase rising to the first floor, a door leads to the lounge.

Lounge

A bright and spacious lounge which has three front facing upvc double glazed windows, a radiator and a gas fire with surround. A door leads to the kitchen.

Kitchen

Having fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer and space for a cooker and fridge freezer. There is also a radiator and a rear facing upvc double glazed window. A door leads to the rear lobby.

Rear Lobby

Having doors leading to the utility room and downstairs wc and a rear facing upvc door leading to the outside.

Downstairs WC

A great addition to the home, having a low flush wc.

Utility Room

Another great addition, having space and plumbing for a washing machine and providing additional storage space.

First Floor Landing Area

A staircase ascends from the hall and leads to the first floor landing area, which has a side facing upvc double glazed window, a wooden bannister and doors to all rooms on this level.

Master Bedroom

A spacious double sized room which has two front facing upvc double glazed windows, a radiator and a fitted storage cupboard.

Bedroom Two

The second bedroom is another double sized room which has a rear facing upvc double glazed window overlooking the garden and a radiator.

Bedroom Three

A single sized room which has a front facing upvc double glazed window and a radiator.

Wet Room

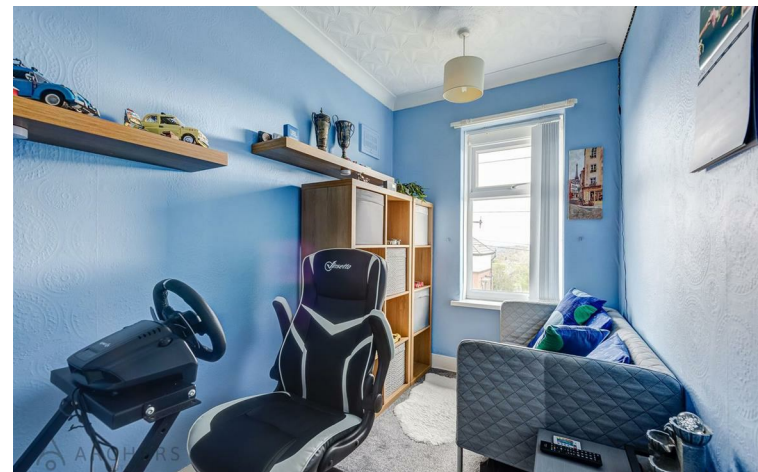
Having a shower fitting and a low flush wc. With a radiator and a rear facing upvc double glazed window.

Outside

To the front of the property there is an enclosed garden area and a shared driveway leads to the rear, where there is a detached garage, a parking space for one car and spacious garden with hardstanding area and steps rising to the lawn, which has hedging surrounding, a wooden shed and greenhouse.

Detached Garage

A sizeable detached garage which has wooden doors to the front and offers space in abundance. With power and lighting, there is also an inspection/service pit ideal for the home mechanic or car enthusiast.





Total area: approx. 89.2 sq. metres (959.8 sq. feet)

Outbuilding
Approx. 20.2 sq. metres (217.4 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



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