



387 Sicey Avenue

Shiregreen, S5 0EH

Of particular interest to first time buyers and investors alike is this recently renovated three bedroomed mid-terraced property. Located close to Meadowhall and motorway networks, this pleasant family home boasts gas combination boiler and uPVC double glazing throughout as well as being in a great spot to take advantage of the great public transport links as well the nearby local amenities. Briefly comprises of entrance hallway, lounge, kitchen, downstairs WC, three bedrooms and family bathroom. Outside there is a well enclosed family friendly garden and to the front an easily maintained front garden.

£79,950



786 Chesterfield Road, Sheffield, S8 0SF

T: 0114 2 50 60 70

E: [info@whitehorne.com](mailto:info@whitehorne.com)

W: [www.whitehorne.com](http://www.whitehorne.com)

independent estate agents  
**WHITEHORNE**



# 387 Sicey Avenue, Shiregreen, Sheffield, S5 0EH

Access to the property is gained via a front wood panelled door with glazed frosted top section which gives access to the reception hallway. The hallway has a carpeted staircase to the first floor with handrail to the right hand side with wood panelled doors off to the kitchen dining room and the lounge

**LOUNGE** 17' 1" x 10' 5" (5.21m x 3.18m) There is a double banked central heating radiator, front and rear double glazed wooden framed windows with views out over the rear garden and front garden. There is a central ceiling rose, TV aerial point and numerous electrical sockets. A very bright, well presented and proportioned principal reception room.

**KITCHEN** 13' 4" x 7' 7" (4.06m x 2.31m) There are a range of wall and base units in beech effect, roll top work surfaces, tiled splash backs and set within the work surfaces itself is a stainless steel sink and drainer with overhead chrome mixer tap. There is a front facing double glazed window with views out over the front garden, an integrated fan assisted electric oven, integrated four ring gas hob by Lamona and extractor canopy fitted above that. There are numerous electrical sockets, space and point for a washing machine and space and point for a free standing American style fridge freezer. There is double banked central heating radiator as well.

A panelled wood door with glazed top section gives access to a rear reception hallway which has doors off giving access to a downstairs WC and a small storage room which houses the wall mounted gas combination boiler and has lighting, electrical sockets, ample shelving and runs beneath the stairs

**WC** There is a wall mounted high flush pull chain flush WC

Staircase to the first floor giving access to the first floor landing which has a rear double glazed window with views and aspects out over the rear gardens. There are wood panelled doors off to the three bedrooms and family bathroom

**BEDROOM ONE** 12' 1" x 13' 7" (3.68m x 4.14m) An original wood panelled door gives access to the first bedroom which has carpeted flooring, a double banked central heating radiator and storage to the old boiler cupboard which has ample shelving. There are twin double glazed front facing windows with views and aspects sweeping out over the front garden. There is further over stairs storage and a picture rail. A bright, well presented and proportioned principal master bedroom

**BEDROOM TWO** 11' 6" x 9' 7" (3.51m x 2.92m) A panelled door gives access to bedroom two which has a double banked central heating radiator, a front facing double glazed window, picture rail and carpeted flooring

**BEDROOM THREE** 7' 9" x 6' 3" (2.36m x 1.91m) There is a rear facing double glazed window with views and aspects out over the rear garden, numerous electrical sockets, carpeted flooring and picture rail

**BATHROOM** A sliding wood door gives access to the bathroom which has a full suite in white comprising of low flush WC, pedestal wash hand basin, panelled and tiled surround bath with the mostatic control shower fitted into the system itself. There is a wall mounted extractor fan, vertical heated chrome towel rail, partly tiled walls and a rear facing double glazed frosted window

Loft access from the first floor landing

**GARDEN** The rear of the property is mainly laid to lawn. A well enclosed family friendly garden





**Viewing and Offer Procedure**

All enquiries and negotiations through Whitehornes on 0114 2506070. We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our mortgage consultants will speak with you to "qualify" your offer.

**Sales Particulars**

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Items described in these particulars are included in the sale although we cannot verify that they are in working order, or fit for their purpose - the buyer is advised to obtain verification from their solicitor or surveyor. Please note all the measurement details are approximate and should not be relied upon as exact. All plans/maps contained within our brochures are for identification and guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact

**Additional Whitehorne Independent Estate Agent Information**

Whitehorne Independent Estate Agents are committed to offering the best possible service to our clients. We have on hand mortgage consultants, at Independent Mortgage Services, to help you find the best mortgage deals for your individual needs - deals that in some cases are not available direct. Please contact Whitehorne Estate Agents on 0114 2506070 for this service.

%epcGraph\_c\_1\_291%

