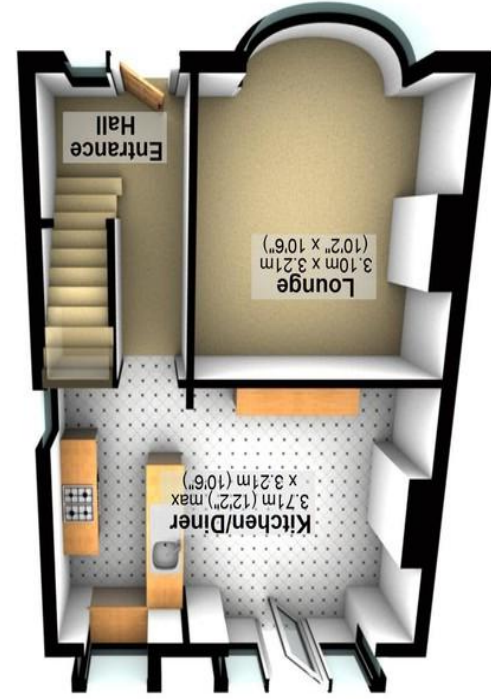
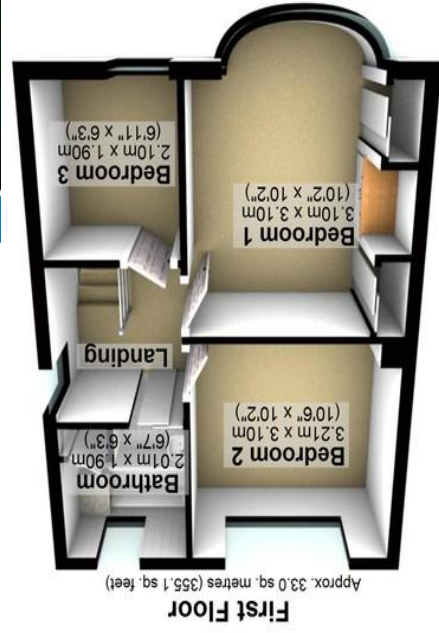


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	65
Potential	81

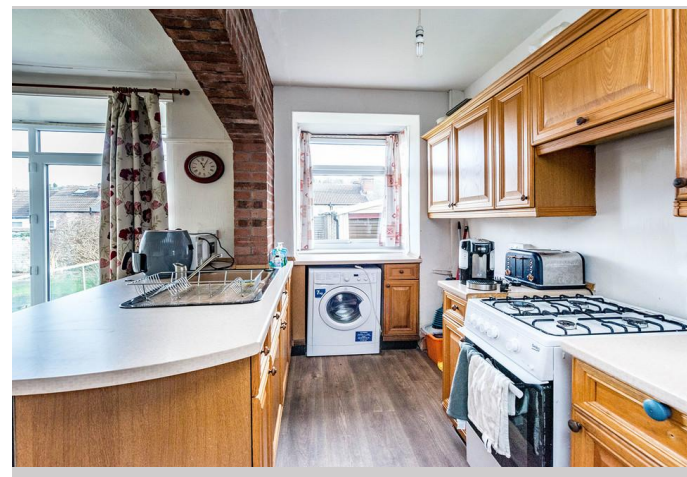
Energy Efficiency Rating



Total area: approx. 67.5 sq. metres (726.5 sq. feet)

All measurements are approximate
Plan produced using PlanUp





177 Cartmell Road | Woodseats | Sheffield | S8 0NN Property Tenure: Freehold

Offered to the open market with the benefit of no upward chain and immediate vacant possession is this well presented and proportioned three bedroomed, bay windowed semi detached home. Quietly tucked away on this no through road and set away from the hustle and bustle yet within a short stroll of Woodseats centre that boasts an array of independent shops, cafes and eateries. Enjoying top local schooling catchments and with Graves park on the doorstep thus property will be super popular with the young family market looking to put fiends roots. With huge untapped potential to further extend easily to the side, rear and loft (subject to planning) to create a forever family home. Located in the heart of ultra popular Woodseats number 177 enjoys some fabulous views to the rear, off road parking, garage and lively garden. In brief the accommodation comprises, entrance hall, kitchen/diner, lounge, three bedrooms and family bathroom.



PROPERTY FEATURES

- THREE BEDROOMED BAY WINDOWED SEMI DETACHED
- QUIET NO THROUGH ROAD SET BACK FROM MAIN ROAD
- HEART OF ULTRA POPULAR WOODSEATS
- HUGE POTENTIAL TO EXTEND SUBJECT TO PLANNING
- IDEALLY SUITED TO THE YOUNG FAMILY
- TOP LOCAL SCHOOLING CATCHMENTS
- OFF ROAD PARKING GARAGE AND REAR GARDEN
- INCREDIBLY RARE OPPORTUNITY TO MARKET
- VIEWING ESSENTIAL TO SEE FULL POTENTIAL ON OFFER
- FREEHOLD COUNCIL TAX BAND B £1,597.42

GUIDE PRICE £220,000-£230,000

