



## 36 Farnaby Drive

High Green, Sheffield, S35 4NY

**Guide price £240,000**





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GUIDE PRICE £240,000-£250,000

**NO CHAIN!** This three bedroom detached house is perfect for a family to move straight into. Including a lounge, modern kitchen, open plan family room, three bedrooms, bathroom, garage and parking for two cars.

Situated on a cul de sac and backing onto fields it is perfect for kids to play out.

Close by is Thorncliffe health and leisure centre which provides gym, cafe and swimming for families. Also there is a local supermarket, restaurants, pubs and other amenities within walking distance.

Chapelton centre is a short drive away where the train station is situated providing links to Sheffield, Barnsley and Leeds. There are also lots more shops, supermarkets, cafes and the famous TRAXX market located here.

The transport links are ideal from this location with the M1 being so close and also bus routes straight through to areas in Sheffield and Barnsley.

FREEHOLD

COUNCIL TAX BAND C

### Porch

External door leading into the porch. Space for coats and shoes.

### Entrance Hallway

External door leading into hallway. Stairs leading to the first floor and door leading into the lounge.

### Lounge

Front facing bay window, Wall mounted glass electric fire. Alcove under the stairs creating more space. Door into kitchen.

### Kitchen

Modern high gloss wall and base units with space for integral fridge, freezer, oven, grill, hob with extractor fan, sink with drainer. Breakfast bar with space for stools.

### Dining Area

Extended open plan dining space which can be used as another sitting room or play area. Doors leading to the rear garden.

### First Floor Landing

Doors leading to bathroom and bedrooms. Side facing window.

### Master Bedroom

Space for a king size bed and wardrobes. Bay fronted window creating extra space.

### Bedroom Two

Space for a double bed. Fitted wardrobes with lots of storage. Rear facing window with field views.

### Bedroom Three

Space for a bed and wardrobe. Front facing window.

### Bathroom

WC, vanity storage sink and bath with rain shower and detachable shower head. Rear facing window.

### Garage

Double garage with plumbing for washing machine. Electric and power. Up and over door to the front and rear door.

### Exterior

To the front of the house there is a driveway for two cars. There is also access to the garage. To the rear of the property there is two patio areas and a lawn with shrubbery borders.



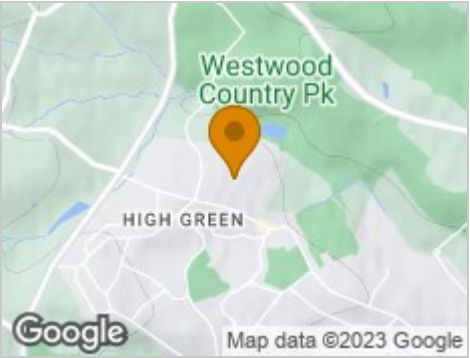
Road Map



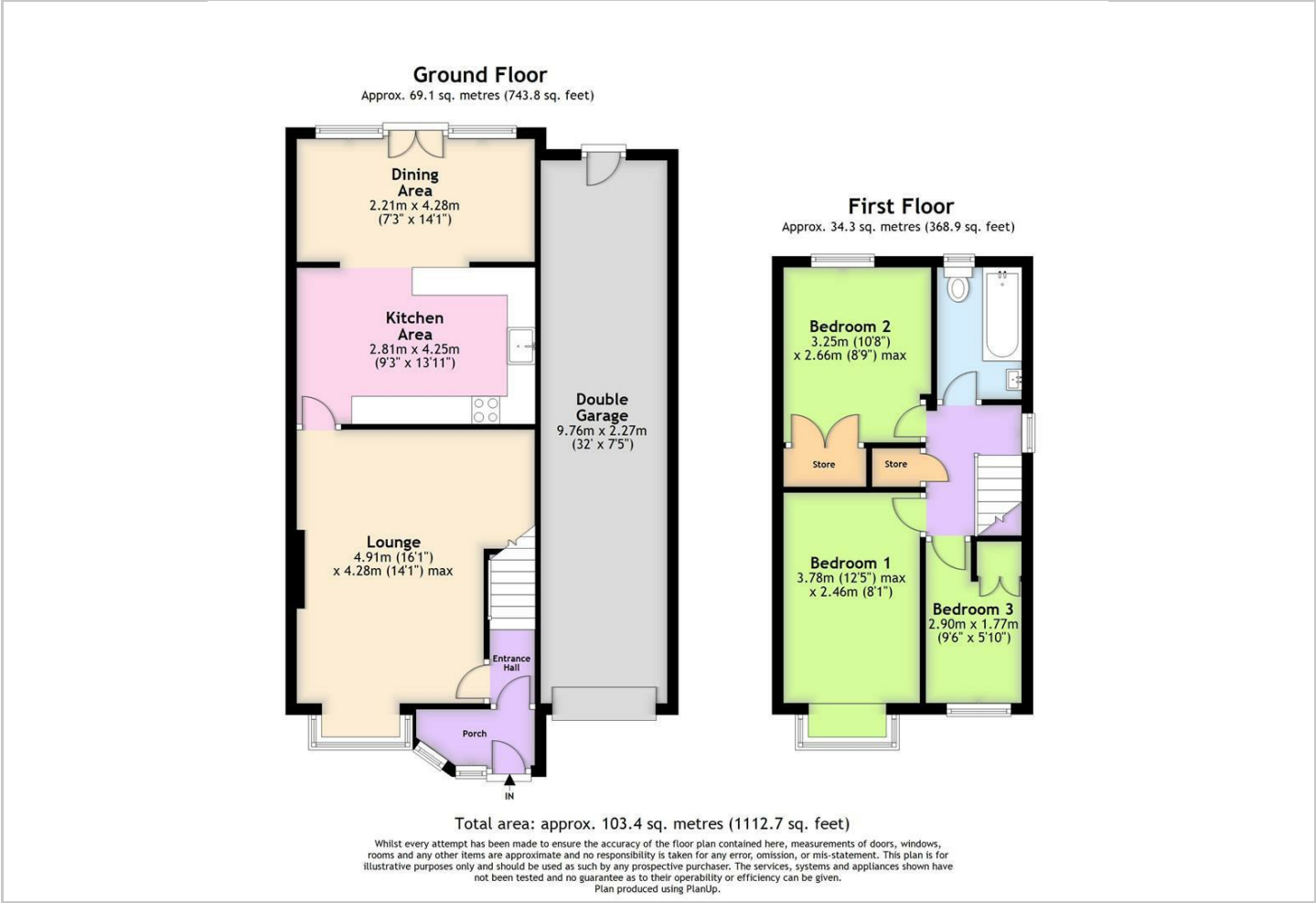
Hybrid Map



Terrain Map



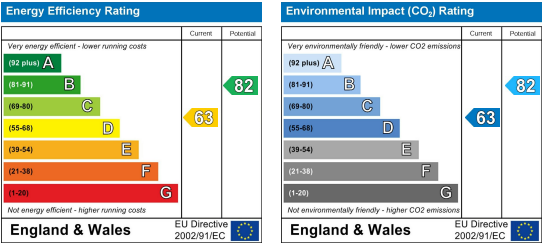
Floor Plan



Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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