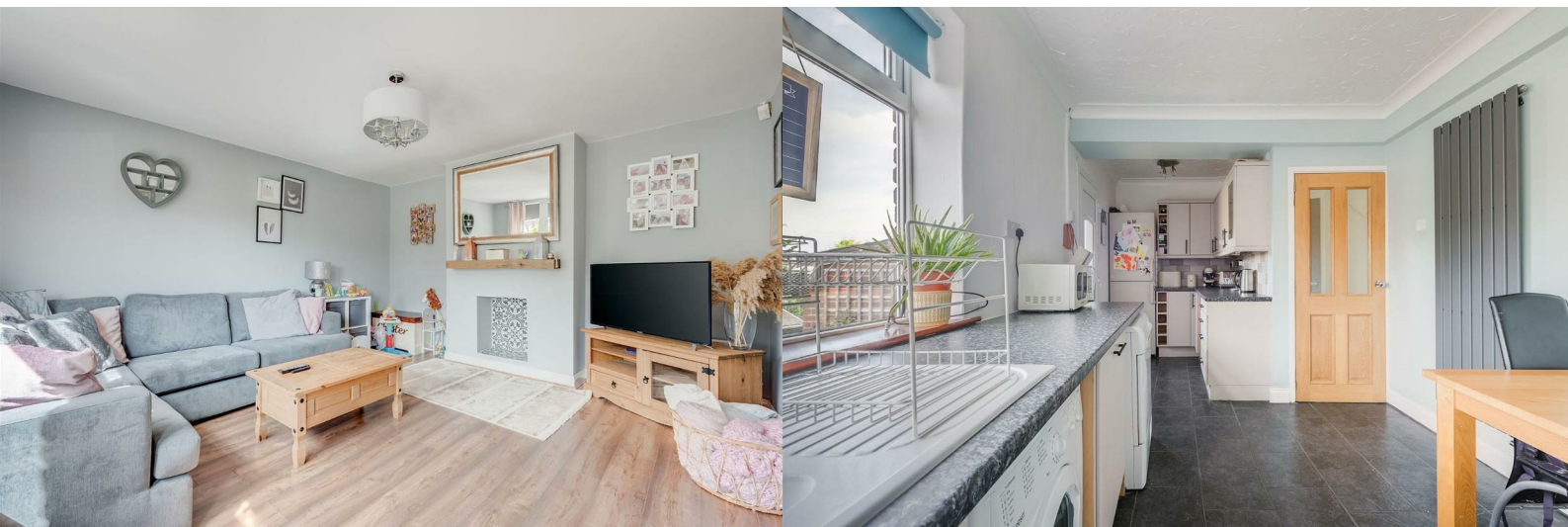




## 16 Brailsford Avenue

Parson Cross, Sheffield, S5 9DL

**Guide price £190,000**



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## GUIDE PRICE £190,000-£200,000

This three bedroom semi detached property is ideal for a family or first time buyers starting out. Including, lounge, downstairs WC, kitchen diner, bathroom, three bedrooms, off road parking and a sizable garden.

Situated in Parson Cross, this family home is close to local amenities such as supermarkets, doctors, independent shops, salons, pubs and restaurants. The primary and secondary schools are both within walking distance.

Transport links are a short driveway giving access to the motorways.

COUNCIL TAX BAND A  
FREEHOLD



### Entrance Hallway

External door leading into the hallway. Stairs leading to the first floor landing and doors to the kitchen, WC and lounge.

### Lounge

Front facing window with space for a lounge suite.

### WC

WC and side facing window.

### Kitchen Diner

Wall and base units with space for washing machine, dishwasher, fridge freezer, oven with hob and sink with drainer. Rear facing door and window. Space for a dining table and chairs.

### First Floor Landing

Doors leading to bedrooms and bathroom.

### Bedroom One

Front facing window. Space for a double bed and fitted wardrobes.

### Bedroom Two

Rear facing window. Space for a double bed and wardrobes.

### Bedroom Three

Front facing window. Space for a bed and wardrobes. Currently set up as a nursery.

### Bathroom

WC, bath with shower over and pedestal sink. Rear facing window.

### Exterior

To the front of the property there is off road parking along with shrubbery. To the rear of the property there is a sizable lawn, patio and area for shed/green house. There is an outhouse used for storage.



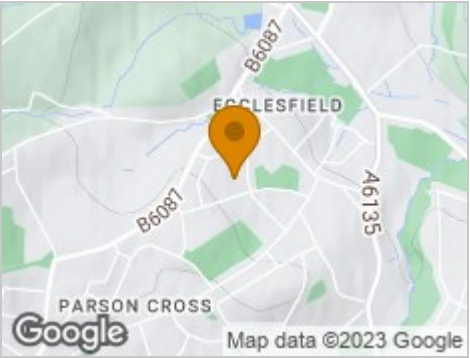
Road Map



Hybrid Map



Terrain Map



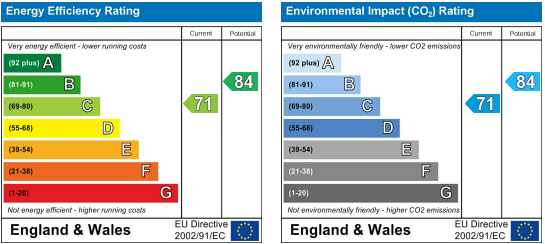
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.