



## 68 Monckton Road

Wincobank, Sheffield, S5 6AL

**Guide price £250,000**



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GUIDE PRICE £250,000-£270,000  
FANTASTIC POTENTIAL WITH LAND BEHIND THE  
PROPERTY!

Welcome to Monckton Road, Sheffield - a charming EXTENDED semi-detached house that offers a perfect blend of space and comfort. This delightful property boasts 5 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. Along with a utility room, downstairs wc, three bedrooms, kitchen, extra rooms downstairs with potential many things.

Additionally, the property offers parking for up to 4 vehicles including a double garage with potential for another bedroom above, making it ideal for families with multiple cars or guests visiting.

Located in a popular residential area of Sheffield, this property is surrounded by local amenities, schools, and green spaces, offering a perfect balance of convenience and tranquility. Meadowhall shopping centre is a short drive away providing lots of shop along with the train and bus station. The motorway links are also close by ideal for commuters using the m1.

Whether you're looking to enjoy a peaceful evening in one of the reception rooms or host a gathering with friends, this house provides the ideal setting for creating lasting memories.

Don't miss out on the opportunity to make this charming house your new home. Contact us today to arrange a viewing.

COUNCIL TAX BAND A

Tel: 01226610606

### Entrance Hallway

External door leading into the hallway. Door into the dining room and stairs to the first floor landing.

### Dining Room

Front facing window. Door into the cellar and kitchen.

### Kitchen

Wall and base units with space for fridge freezer, integral dishwasher, double oven, hob with extractor fan and sink with drainer. Rear facing window. Access to the lounge and utility.

### WC

Wc and space saving sink.

### Utility

Wall and base units with space for a fridge freezer, washing machine, dryer and sink with drainer. Front and rear external doors. Door leading into the double garage.

### Double Garage

Electric roller doors for car access. Power and lighting. Stairs leading to the first floor of the garage where you will find a room with potential to be another bedroom, play room or storage space. Velux style windows. Rear external door.

### Lounge

Front facing bay window. Feature fireplace with fire. Double doors into the Garden Room.

### Garden Room

Another reception room which has potential for another dining space perfect for entertaining. Bi fold doors opening the full length onto the patio area. Stairs down into the lower ground floor. Sky light windows.

### Storage Room

External door leading to the garden. Has potential to be another work space or storage room.

### Gym and Office Space

This requires some modernization but has the potential to be office, gym, play room, games room. Rear windows and external door leading to the garden.

### First Floor Landing

Doors into the bedrooms and bathroom.

### Bedroom One

Rear facing window overlooking the garden. Space for a double bed and fitted wardrobes.

### Bedroom Two

Front facing window. Fitted wardrobes and storage cupboard.

### Bedroom Three

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

### Bathroom

Side facing window. WC, pedestal sink and corner bath. Potential to add a shower cubicle with plumbing already there.

### Exterior

To the front of the property there is a driveway for two cars and path to the front door. There is also another shared access driveway leading to the land at the rear of the property.

To the rear of the house, there is a patio with access via the garden room and utility. There are steps down to the lower ground floor. The lawn is surrounded by beautiful flower beds and woodland. There is a further lawn with great potential.



## Road Map



## Hybrid Map



## Terrain Map



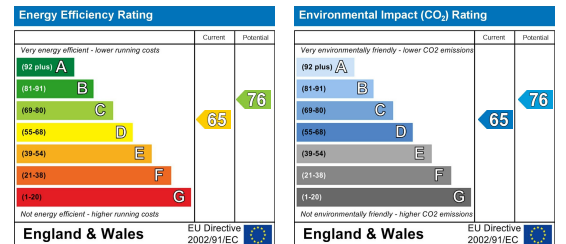
## Floor Plan



## 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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