



Bowman Drive, S12 3LH

£575 Per Calendar Month

Available to let is this mid-terraced property located in the sought after area of Charnock. The property briefly comprises: Kitchen, utility room, large lounge/dining room with feature fireplace, three bedrooms, bathroom with white suite, gas central heating and well maintained front and rear gardens. Ideal for a young family. Viewing highly recommended. No pets, No smokers.



Kitchen

Having a range of beech coloured wall and base units with contrasting worktops incorporating one and half bowl sink with mixer tap, drainer and 4 ring gas hob with electric oven below and extractor hood above. Having tiled splash back areas and tiled flooring, there is space for a washing machine and dishwasher, a useful storage/pantry cupboard and spot lighting. Also having wooden front door and front facing UPVC double glazed window, gas boiler and burglar alarm.

Utility Room

Having rear facing wooden door with UPVC double glazed obscured glass window giving access to the rear garden, the utility room offers base storage cupboards with worktop, shelving, tiled flooring and houses the electricity meter and fuse board.

Lounge/Diner

A good sized lounge/dining room having two rear facing UPVC double glazed windows which look out over the south facing garden making the room bright and airy. The lounge benefits from a feature fireplace with electric fire, wooden surround and marble hearth, two gas central heating radiators, carpeted flooring, and Sky and cable connections.

Hallway

Having front facing UPVC double glazed window and wooden front door, carpeted flooring, gas central heating radiator, telephone point and stairs rising to first floor.

First Floor Landing

Having carpeted flooring and front facing UPVC double glazed window, the landing gives access to the bedrooms and bathroom.

Bedroom One

Double bedroom having rear facing UPVC double glazed window, carpeted flooring, triple window and gas central heating radiator.

Bedroom Two

A good sized double bedroom benefiting from a feature wall, rear facing UPVC double glazed window, triple wardrobe, carpeted flooring and gas central heating radiator.

Bedroom Three

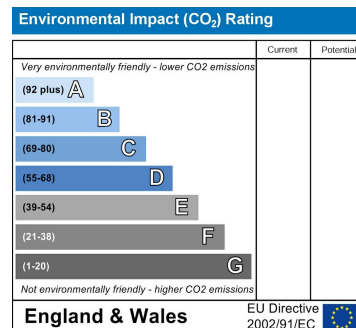
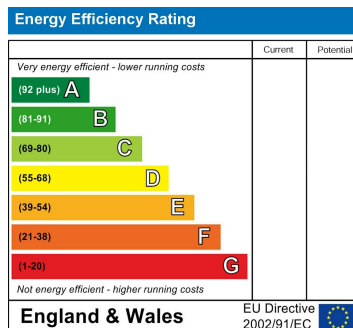
Third bedroom having front facing UPVC double glazed window, carpeted flooring, built in over stairs cupboard and gas central heating radiator.

Bathroom

Bathroom with suite comprising: bath with electric shower over, pedestal wash hand basin and WC. Tiled splash back areas, laminate flooring, gas central heating radiator and two front facing UPVC double glazed windows.

Outside

The front of the property is mostly laid to lawn with a path giving access to the front doors. The rear of the property is a large well maintained private garden which has a paved patio, large lawn and a useful storage shed.



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



sales • letting • property management



Website: www.skestateagents.co.uk

Email: info@skestateagents.co.uk

Address: 868 Chesterfield Road, Woodseats, Sheffield, S8 0SH

Telephone: 0114 2749730

Company No: 08028567