

45 Kingfield Road, Brincliffe, Sheffield, S11 9AU

Saxton Mee

45 Kingfield Road

Brincliffe

Offers Around

£375,000

A great quiet location on a small cul-de-sac in this very popular residential suburb and good catchment area for schools, a three bedroom detached family home with an attractive garden, long driveway and garage in need of some updating and for sale with immediate vacant possession and no chain.

Reception hall, cloakroom, sitting room with front aspect over the garden, rear dining room with French window leading out onto the rear terrace and garden, kitchen with box bay window and pantry. On the first floor two double bedrooms and a single bedroom, bathroom with full suite.

Outside the property is approached off St Andrews Close, long driveway providing good parking and an attractive garden. To the side attached garage and to the rear further attractive garden.

Brincliffe is a very popular residential suburb in South West Sheffield with good amenities, close to the very popular Sharrow Vale Road with bistros, speciality shops and restaurants and in a good catchment area for schools and recreational facilities.

- Situated Off A Quiet Cul-De-Sac
- Very Sought After Residential Suburb And Good Catchment Area For Schools
- Three Bedroom Detached Family Home
- Potential To Extend The Accommodation Into The Garage
- Lovely Gardens To Front And Rear, Long Driveway And Garage
- For Sale With Immediate Vacant Possession And No Chain
- In Need Of Some Modernisation And Updating
- Early Inspection Strongly Recommended













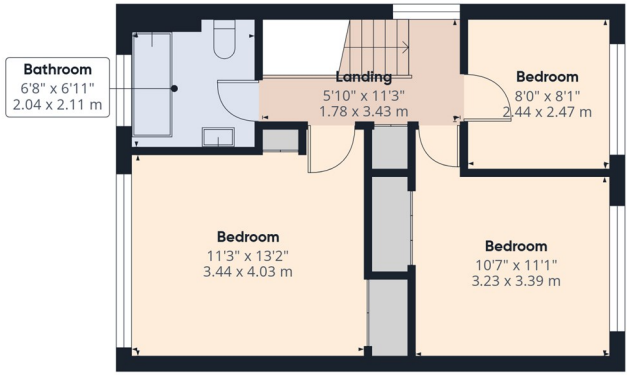








Ground Floor





Floor 1

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Approximate total area(1)

1154 ft²

107.4 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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