



Alport Road, Frecheville, Sheffield

READY TO MOVE INTO!! A stunning two bedroom semi detached property, modern throughout. Off road parking and enclosed rear garden. Perfect for a first time buyer, investor or downsizer. Popular residential area with great local amenities and easy access to the city centre.

**Guide Price £135,000 -
£145,000**

- TWO DOUBLE BEDROOMS
- SEMI-DETACHED
- MODERN AND SPACIOUS THROUGHOUT
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN



Property Description

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HALLWAY

Entrance through the uPVC door into the hallway with ceiling light and window. Stairs to the first floor landing. Door to the lounge.

LOUNGE

12' 2" x 11' 4" (3.71m x 3.47m)

A bright and spacious living room with ceiling light, walk in bay window and carpeted flooring.

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KITCHEN/DINER

15' 5" x 7' 11" (4.72m x 2.42m)

Fitted with ample modern high gloss wall and base units with contrasting worktops. One and a half sink with mixer tap. Integrated electric oven, hob and extractor fan. Under counter space for a washing machine. Space for an American Fridge/Freezer. Ceiling light, two radiators and patio doors opening onto the rear garden.

LANDING

Carpeted stairs rise to the first floor landing with ceiling light, radiator and window. Doors to the two bedrooms and bathroom.



BEDROOM 1

12' 4" x 9' 7" (3.78m x 2.93m)

A good sized double bedroom. Neutrally decorated with carpeted flooring. Ceiling light, radiator and walk in bay window. Over stairs storage cupboard.

BEDROOM 2

9' 3" x 10' 1" (2.83m x 3.09m)

A further double bedroom overlooking the rear of the property. Ceiling light, radiator and window. Neutral decor and carpeted flooring.



BATHROOM

5' 10" x 5' 6" (1.80m x 1.68m)

Comprised of a bath with mixer tap and shower, pedestal sink and close coupled WC. Ceiling light, ladder style radiator and obscure glass window. Marble effect wall cladding and laminate flooring.

OUTSIDE

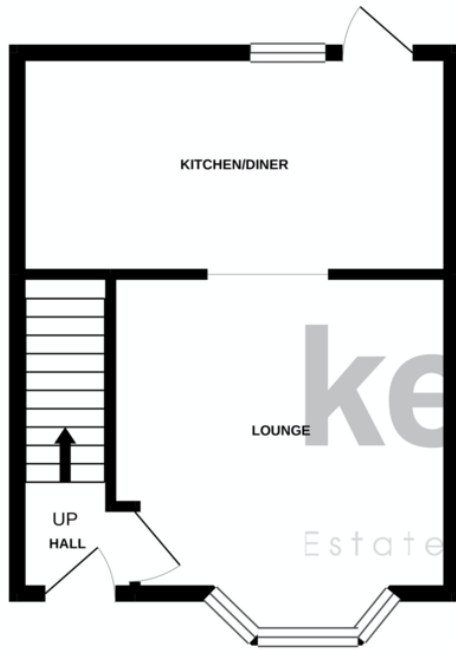
The front of the property has a good sized driveway and lawn with wall to the front boundary.

The enclosed rear garden is decked with a lawn and outside light.

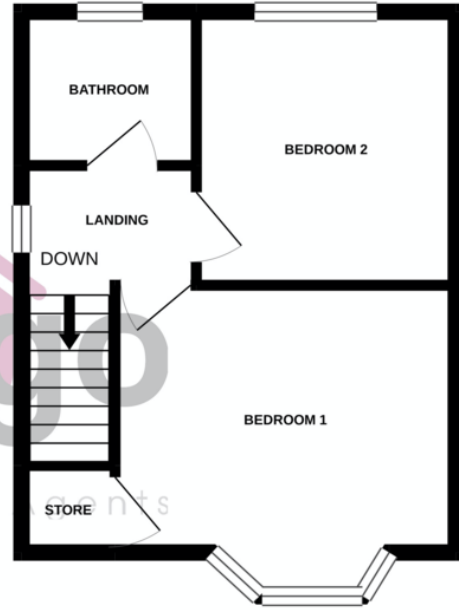


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GROUND FLOOR
307 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

Freehold

Council Tax Band

A

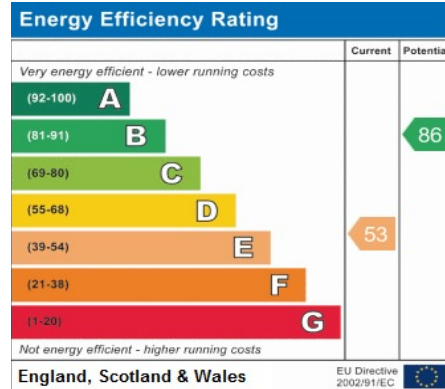
Viewing Arrangements

Strictly by appointment

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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