



## Main Road, Darnall, Sheffield

CHAIN FREE. A stunning two double bedroom property. Modern throughout with stylish kitchen and bathroom. Low maintenance rear garden. Great local amenities. Good road networks to the city centre and M1 motorway.

## Asking Price Of £110,000

- TWO DOUBLE BEDROOMS
- MID TERRACE HOUSE
- MODERN AND SPACIOUS THROUGHOUT
- STYLISH KITCHEN AND BATHROOM
- LOW MAINTENANCE GARDEN





## Property Description

**CHAIN FREE.** Entrance into the lounge with neutral decor and original floorboards. Ceiling light, stylish radiator and window overlooking the front of the property. Feature cast iron fire place with tiled hearth. TV point and door to the hallway.

### LOUNGE

12' 3" x 11' 10" (3.74m x 3.62m)

Enter through wooden door into hallway with neutral decor and original floorboards. Ceiling light, stylish radiator and window to the front. Feature cast iron fireplace with tiled hearth, TV point and door to hallway.

### HALLWAY

With neutral decor and original floorboards. Ceiling light, stairs rising and door to the kitchen/diner.







#### KITCHEN/DINER

10' 10" x 13' 0" (3.32m x 3.97m)

Fitted with ample modern wall and base units with solid wood worktops and tiled splash backs. Belfast sink with mixer tap. Integrated fridge/freezer, oven, hob and extractor fan. Under counter space for an automatic washing machine. Ceiling light, stylish radiator and window overlooking the rear garden. Door to a storage cupboard housing a tumble dryer. Engineered oak flooring and door to the porch.

#### PORCH

4' 0" x 7' 10" (1.23m x 2.41m)

With feature wallpapered wall and tiled flooring. Door to the rear garden.



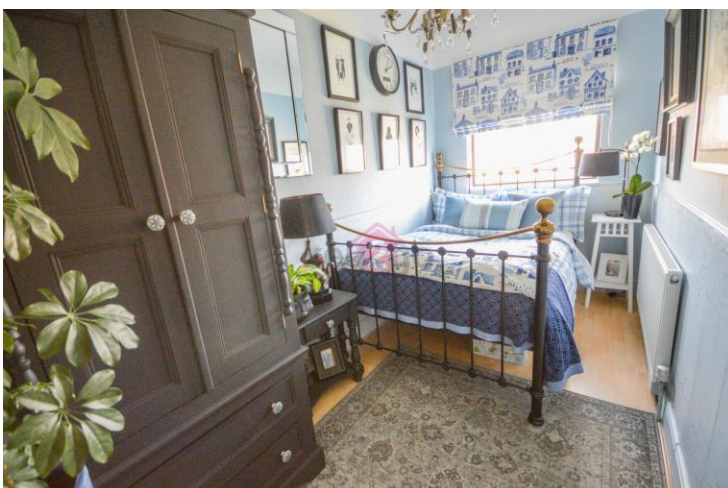
#### STAIRS & LANDING

Engineered oak stairs rise to the first floor landing with ceiling light and loft access. Doors to the two bedrooms and bathroom.

#### BEDROOM 1

12' 3" x 11' 10" (3.74m x 3.63m)

A good sized double bedroom with neutral decor and oak flooring. Ceiling light, radiator and window overlooking the front of the property. Feature fireplace with marble hearth and back.



#### BEDROOM 2

6' 3" x 13' 5" (1.92m x 4.11m)

A further double bedroom with painted walls and laminate flooring. Ceiling light, radiator and window overlooking the rear garden. Overstairs storage cupboard.

#### BATHROOM

5' 5" x 9' 1" (1.66m x 2.77m)

Comprised of a freestanding bath, pedestal sink and low flush WC. Ceiling light, stylish radiator and obscure glass window. Part wood cladding to the walls and oak flooring.



#### OUTSIDE

A low maintenance garden with patio, well maintained plants and shrubs. Pebbled area with pergola. Garden shed and high walls/fencing to the boundary.

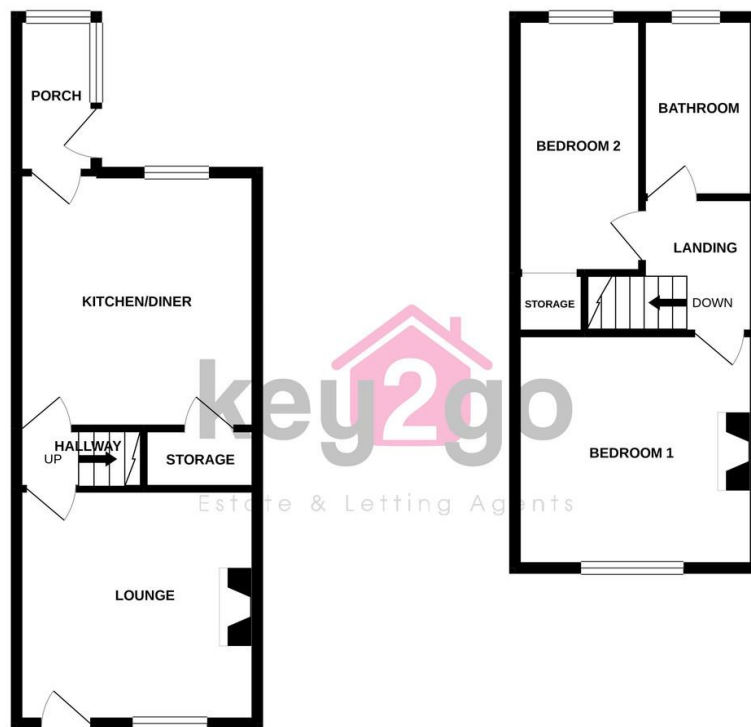
#### PROPERTY DETAILS

- CHAIN FREE
- FULLY DOUBLE GLAZED WOODEN WINDOWS
- GAS CENTRAL HEATING
- COMBI BOILER (APPROX 4 YEARS OLD)

## Main Road, Darnall, Sheffield

GROUND FLOOR

1ST FLOOR



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

### Contact Details

38a High Street

Mosborough

Sheffield

South Yorkshire

S20 5AE

[www.key2go.co.uk](http://www.key2go.co.uk)

[enquiries@key2go.co.uk](mailto:enquiries@key2go.co.uk)

0114 2478819

## EPC TO BE CONFIRMED

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