



Rodger Road, Woodhouse, Sheffield

A fantastic opportunity to purchase this two/three bedroom semi-detached property (previously three bedrooms and can be converted back). Situated in a popular residential area and benefitting from modern bathroom, ample off road parking and garage. The property is well positioned for local amenities and road links to Sheffield City Centre and Sheffield Parkway. Close to main public transport links and a range of local schools. Ideal for first time buyers or small families!

**Guide Price £170,000 -
£180,000**

- TWO/THREE BEDROOMS
- SEMI-DETACHED
- MODERN BATHROOM
- SPACIOUS THROUGHOUT
- OFF ROAD PARKING AND DETACHED GARAGE



Property Description

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PORCH

Enter through UPVC door with side panel into porch with tiled flooring and original brick wall. Door to hallway.

HALLWAY

With part wallpapered walls and carpet flooring. Ceiling light, radiator and stair rise to first floor landing. Doors to kitchen and lounge/diner.



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KITCHEN

7' 10" x 12' 0" (2.40m x 3.66m)

A galley style kitchen fitted with ample modern wall and base units, contrasting worktops and stainless steel splash backs. One and a half stainless steel sink with drainer and mixer tap. Double oven, hob and chimney hood extractor fan. Under counter space for dishwasher, fridge, freezer and washing machine. Recess spot lighting, radiator and side window. Tiled effect flooring, under stairs storage space housing boiler and sliding patio door to garden.

LOUNGE/DINER

11' 4" x 24' 1" (3.46m x 7.35m)

A generous sized lounge with painted walls, carpet flooring and feature fireplace with coal effect fire. Two ceiling lights, two radiators, TV point and dual aspect windows.

STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, window and cupboard housing hot water tank. Door to two bedrooms, bathroom and access to boarded loft with fixed loft ladder and lighting.

BEDROOM 1

10' 2" x 13' 5" (3.11m x 4.10m)

A generous sized bright double bedroom with feature wallpapered chimney breast and carpet flooring. Ceiling fan light, radiator, TV point and window to the front. Fitted side board and drawers. Opening to bedroom three/ dressing room.

BEDROOM 3/ DRESSING ROOM

7' 2" x 8' 10" (2.20m x 2.70m)

With carpet flooring, ample fitted wardrobe space and fitted dressing table. Spot lighting, radiator and window to the front.

BEDROOM 2

9' 4" x 10' 4" (2.85m x 3.15m)

A second double bedroom with carpet flooring and earth tones. Ceiling light, radiator and window to the rear. Fitted wardrobes and dressing table.

BATHROOM

7' 10" x 5' 6" (2.40m x 1.70m)

A modern bathroom comprising of P shaped bath with hand held, over head electric shower. Vanity unit with wash basin and back to the wall WC. Spot lighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and flooring.

OUTSIDE

To the front of the property is a lawn with shrubs and driveway providing ample off road parking and access to detached garage. To the rear of the property is a patio and lawn area, fish pond within flower bed and shrubbery. Rear access to garage, hedging and fencing.

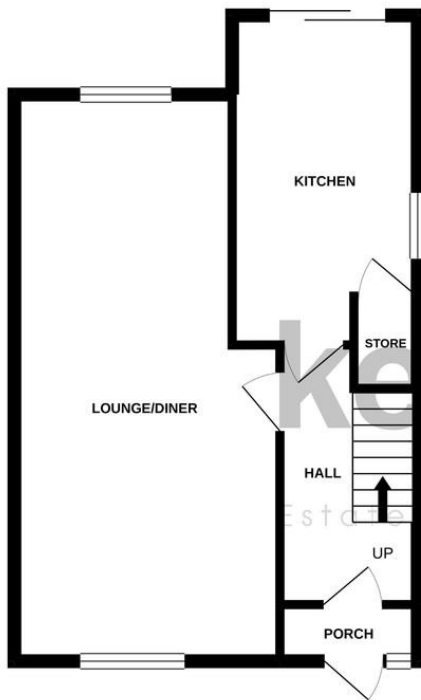
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING



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GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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

B

Viewing Arrangements

Strictly by appointment

Contact Details

38a High Street

Mosborough

Sheffield

South Yorkshire

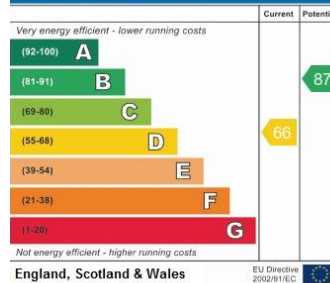
S20 5AE

www.key2go.co.uk

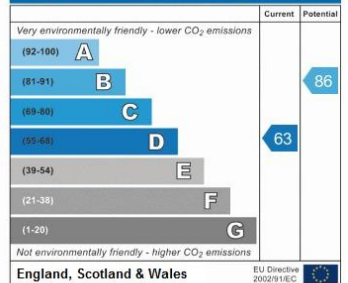
enquiries@key2go.co.uk

0114 2478819

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Address:
Rodger Road, Sheffield, S13

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

