



Main Street, Sheffield, S12

A unique and rare opportunity to purchase this beautifully presented two bedroomed semi-detached property situated in a popular residential area. Benefiting from off road parking, a garage and a conservatory. The property is well positioned for local amenities including Crystal Peaks Shopping Centre and Drakehouse Retail Park. On the door step to main public transport links and with good road networks to Sheffield City Centre. A viewing is an absolute must!

Offers In Region Of £180,000

- TWO DOUBLE BEDROOMS
- SEMI-DETACHED
- BEAUTIFULLY PRESENTED
- CONSERVATORY
- OFF ROAD PARKING AND GARAGE



Property Description

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HALLWAY

Enter into the hallway with wooden flooring, ceiling light, radiator and smoke alarm. Stairs rise to the first floor landing and doors lead to a large storage cupboard and lounge.

LOUNGE

20' 9" x 13' 4" (6.34m x 4.07m)

A bright and spacious lounge with laminate flooring, wallpapered walls and a gas fire with living flame fire and surround. Two ceiling lights, radiator and two windows. Steps descend to the kitchen.



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KITCHEN/DINER

19' 1" x 12' 4" (5.82m x 3.76m)

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. Space for a range cooker, American style fridge/freezer and under counter space for a washing machine. Under counter lighting, ceiling light, radiator and three windows. Vinyl flooring, dining area door to the conservatory.

CONSERVATORY

12' 5" x 6' 10" (3.81m x 2.09m)

Great extra living space with carpeted flooring, spot lighting and a door to the garden.



STAIRS AND LANDING

A wooden stair case rises to the first floor landing with a carpet runner, ceiling light, smoke alarm and window. Doors to the two bedrooms and bathroom.

BEDROOM ONE

12' 9" x 9' 10" (3.91m x 3.01m)

A good sized double bedroom with carpeted flooring and neutral decor. Ceiling light, radiator and window.

BEDROOM TWO

10' 2" x 9' 4" (3.11m x 2.86m)

A second double bedroom with laminate flooring, neutral decor and fitted wardrobes. Ceiling light, radiator and window. A fitted ladder leads to the attic room.



BATHROOM

3' 3" x 10' 6" (1.76m x 3.22m)

Comprising of a 'P' shaped bath with plumbed in shower, sink with mixer tap and low flush WC. Ceiling light, vertical radiator with towel rail and obscure glass window. Laminate flooring, part tiled walls and a useful store cupboard.

OUTSIDE

To the outside of the property is a concrete drive, detached garage with power and lighting and a decked area. Lawn, steps down to patio with pebbled area, outside tap and lighting. The property sits within mature trees and hedging providing privacy. The property also allows access to one other property.

PROPERTY DETAILS

- FREEHOLD
- GAS CENTRAL HEATING
- COMBI BOILER (NEW)



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GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.8 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

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Sheffield

South Yorkshire

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	54	
(39-54) E		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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