

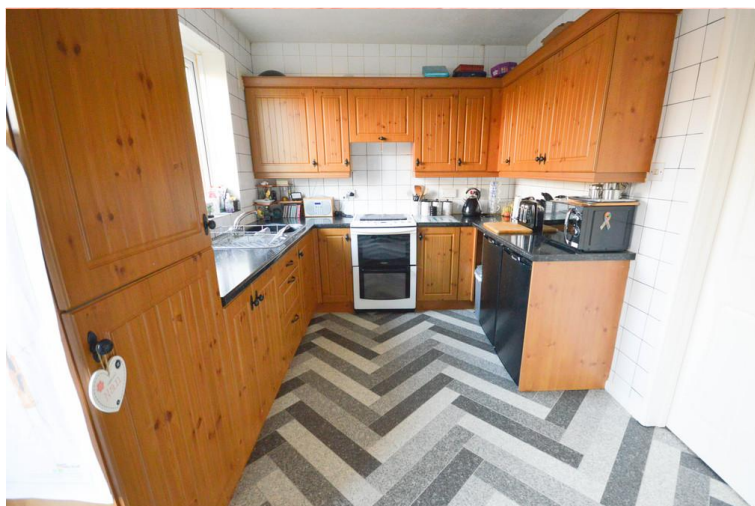


Rainbow Avenue, Hackenthorpe, Sheffield

Don't miss your opportunity to purchase this spacious three bedroom semi-detached property situated in a popular residential area. Having good sized rear garden, off road parking and utility room. The property is well positioned for local amenities and main public transport links. With good road networks to Sheffield City Centre and Sheffield Parkway. This property is ideal for first time buyers or small families alike!

Asking Price Of £145,000

- THREE BEDROOMS
- SEMI-DETACHED
- SPACIOUS THROUGHOUT
- UTILITY ROOM
- OFF ROAD PARKING



Property Description

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HALLWAY

Enter through composite door into hallway with laminate flooring, ceiling light and radiator. Stair rise to first floor landing and doors to lounge, kitchen, utility and under stairs storage with plumbing for washing machine and tumble dryer.

LOUNGE

15' 0" x 12' 5" (4.59m x 3.81m)

A spacious lounge with laminate flooring and wallpapered wall. Ceiling light, radiator and two windows.

Rainbow Avenue, Hackenthorpe, Sheffield



KITCHEN

15' 0" x 8' 6" (4.59m x 2.61m)

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. One and a half sink with mixer tap. Space for freestanding cooker and under counter space for fridge and freezer. Ceiling light, radiator and window. Laminate flooring and neutral decor. Patio doors onto rear garden.

UTILITY ROOM

5' 8" x 8' 7" (1.75m x 2.62m)

A useful extra room with carpet flooring and neutral decor. Ceiling light, boiler and window.

STAIRS/LANDING

A carpet stair rise to first floor landing with neutral decor, ceiling light and window. Smoke alarm and loft access with pull down ladder. Doors to three bedrooms, bathroom and WC.

BEDROOM 1

10' 4" x 12' 6" (3.16m x 3.82m)

A good sized double bedroom with laminate flooring and neutral decor. Ceiling light, radiator and window to the front. Door to store cupboard.

BEDROOM 2

10' 5" x 9' 7" (3.19m x 2.93m)

A second front facing double bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window.

BEDROOM 3

12' 0" x 8' 7" (3.68m x 2.63m)

A third good sized bedroom with laminate flooring and feature wallpapered wall. Ceiling light, radiator and window to the rear. Door to storage with rails and shelf.

BATHROOM

4' 10" x 5' 6" (1.48m x 1.70m)

Comprising of bath with plumbed in shower and sink. Ceiling light, radiator and obscure glass window. Part tiled walls and neutral decor.

WC

4' 8" x 2' 7" (1.43m x 0.81m)

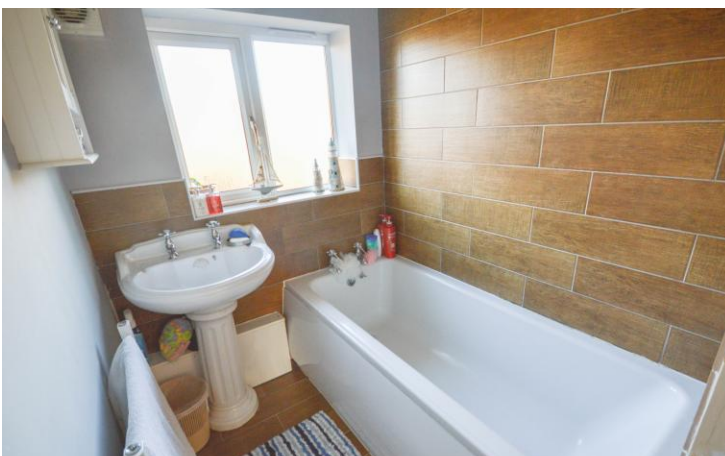
Comprising of low flush WC, ceiling light, and obscure glass window. Laminate flooring and neutral decor.

OUTSIDE

To the front of the property is a block paved driveway with off road parking for three cars. To the rear of the property is a decked area and steps descending to enclosed good sized lawn and small patio. Outside tap and lighting.

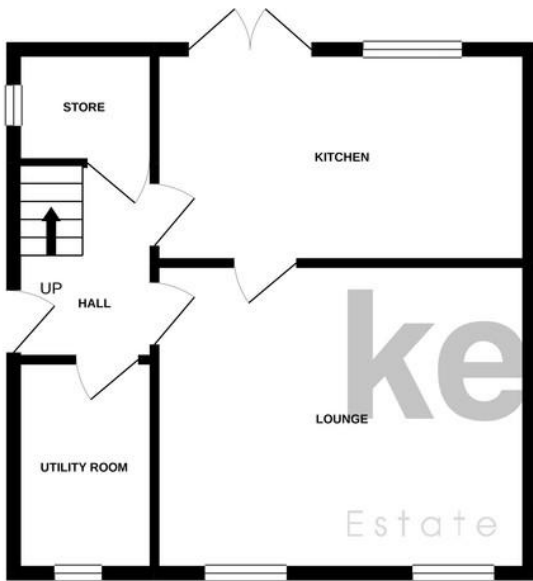
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER



Rainbow Avenue, Hackenthorpe, Sheffield

GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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

Contact Details

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(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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