



Swarcliffe Road, Sheffield, S9

Call our sales team to arrange your viewing on this spacious two double bedroom mid terraced property situated in a popular residential area! The property has been newly refurbished which includes new plumbing and new electric wiring throughout. Also having ample built in storage space and up to date kitchen and bathroom. With fantastic road links to the City Centre and M1 Motorway. Great local amenities and close to good transport links. Ideal for a first time buyer or investor!

Asking Price Of £100,000

- TWO DOUBLE BEDROOMS
- MID TERRACE HOUSE
- SPACIOUS THROUGHOUT
- STUNNING KITCHEN AND BATHROOM
- CONCRETE YARD



Property Description

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LOUNGE

11' 10" x 10' 11" (3.62m x 3.33m)

Enter through uPVC door into lounge with neutral decor and laminate flooring. Ceiling light, radiator, TV point and window to the front. Door to hallway.

HALLWAY

With neutral decor and laminate flooring. Stair rise to first floor landing and door to kitchen/diner.



KITCHEN/DINER

11' 10" x 12' 3" (3.62m x 3.75m)

Fitted with ample modern wall and base units, contrasting worktops and acrylic splash backs. One and a half stainless steel sink with drainer and mixer tap. Oven, hob, under counter space for washing machine and space for full height fridge/freezer. Ceiling light, radiator and window to the rear. Wall mounted boiler, uPVC door to rear and door to under stairs storage cupboard.

STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light. Doors to two bedrooms and bathroom.



BEDROOM 1

11' 10" x 11' 1" (3.61m x 3.38m)

Generous sized double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window to the front.

BEDROOM 2

9' 2" x 12' 2" (2.80m x 3.71m)

A second good sized rear facing bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window. Door to over stairs storage cupboard.



BATHROOM

8' 0" x 6' 5" (2.45m x 1.98m)

Comprising of bath with mixer shower tap, pedestal sink and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls and laminate flooring.

OUTSIDE

To the rear of the property is a concrete yard, shared access to next door and brick built outhouse/toilet.

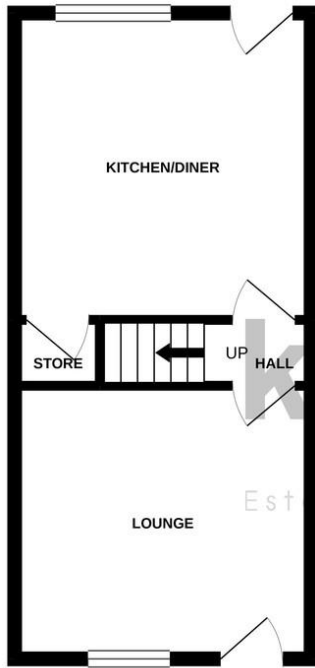
PROPERTY DETAILS

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



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GROUND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 672 sq.ft. (62.4 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

Leasehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

38a High Street

Mosborough

Sheffield

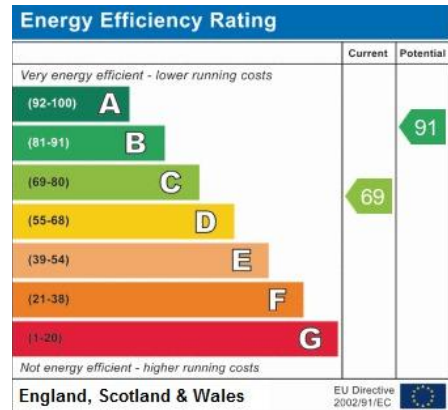
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Address:
Swarcliffe Road, Sheffield, S9

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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