



793 sq  
ft



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**REDBRIK**  
ESTATE AGENTS



Helping you find  
your home at...

Robinson Avenue, Darnall, Sheffield  
Guide Price £160,000 to £170,000

A beautifully styled and immaculately presented three bedroom end terrace house, situated on this sought after development in the popular suburb of Darnall.

- Three Bedroom End Terrace House
- Generous Lounge/Diner With Access To Garden
- Modern Fitted Kitchen With Appliances
- Two Double Bedrooms (Principal With En Suite), One Single Bedroom
- Bathroom With Three Piece Suite
- Landscaped Garden With Patio & Lawn
- Driveway/Off Road Parking To Rear
- Superb Location, First Time Buyer Opportunity
- uPVC DG & Gas Central Heating
- Energy Rating - C, Tenure: Freehold.





£160,000 to £170,000 (Guide Price)

This is for my family...

- There's a great enclosed garden to the rear, providing a safe space for children to play.
- The property has been finished to a high standard throughout with modern fixtures & fittings.
- Bedrooms are good sizes, perfect for a young family.
- It's really well placed for access to the motorway network.

Buying just for me, or with my partner...

- You'll love the styling and the accommodation is flooded with natural light.
- There's plenty of room for when guests stay over.
- You're a short distance from all the local amenities including Meadowhall & Centertainment.



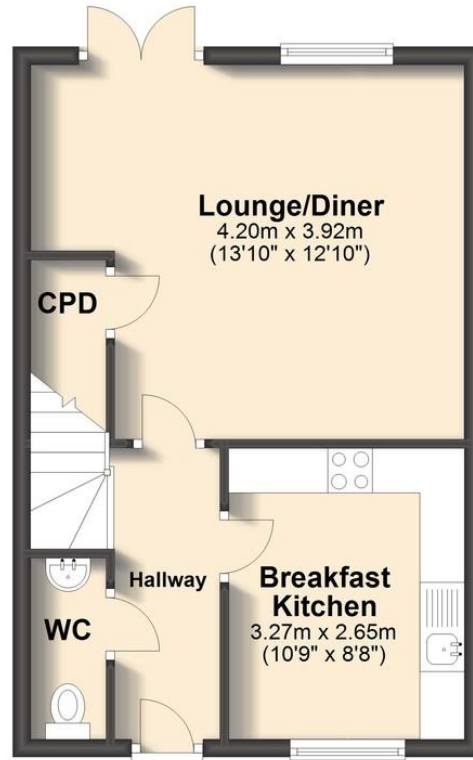
I am looking for investment...

- We think the rental yield will be approximately 4.69% at £625 PCM.
- Tenants would love the location, modern style, neutral decoration & off road parking.



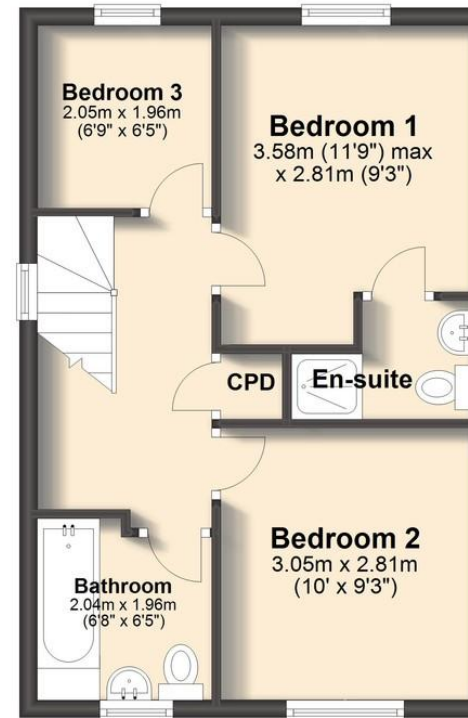
## Ground Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



## First Floor

Approx. 36.9 sq. metres (396.9 sq. feet)



Total area: approx. 73.7 sq. metres (793.6 sq. feet)

We endeavour to make these particulars as accurate as possible, but they should only be used as guidance and they do not constitute any part of the contract. All measurements are approximate and no guarantees are made to the services, heating systems, appliances (if any) or fittings as to their working order and no warranty can be given or implied.

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