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Ellerton Road

Sheffield, S5 6UG

Offers In The Region Of £90,000

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- 2 BED MID TERRACE
- IDEAL INVESTOR PROPERTY
- SPACIOUS DIMENSIONS
- CLOSE TO LOCAL AMENITIES
- NO UPWARD CHAIN
- IN NEED OF FULL RENOVATIONS
- GREAT TRANSPORT LINKS
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Tel: 0114 257 8999

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Sheffield, S5 6UG

Offers In The Region Of £90,000

NO UPWARD CHAIN ! Nestled on Ellerton Road in the sought-after S5 postcode of Sheffield, this charming two-bedroom house presents an excellent opportunity for those eager to personalise their new home. The property is ideally situated, offering easy access to a variety of local amenities and excellent transport links, making it perfect for commuters and families alike.

Upon entering, you will find a practical kitchen/dining room that, while in need of some modernisation, holds great potential for transformation into a stylish culinary space. The bright and inviting living room serves as a comfortable area for relaxation and everyday living, ensuring a warm atmosphere for family gatherings or quiet evenings in.

Venturing upstairs, the spacious master bedroom features built-in sliding storage, providing ample space for your belongings. A second double bedroom, complete with its own built-in cupboard, offers versatility for guests or a home office. Both bedrooms are well-served by a well-appointed bathroom, ensuring convenience for all.

Outside, the property boasts a low-maintenance, fully paved yard, creating a private outdoor retreat that is easy to manage. Additionally, a useful shed provides extra storage for gardening tools or outdoor equipment.

This delightful home is perfect for first-time buyers or investors looking to make their mark in a vibrant community. With its combination of location, potential, and practicality, early viewing is highly recommended to secure this gem before it is snapped up.

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ENTRANCE

KITCHEN

8'8 x 8'3 (2.64m x 2.51m)

Fitted with a range of cream wall and base units topped with a contrasting worktop, this kitchen/dining room offers a practical space that would benefit from some updating and modernisation. A stainless steel sink with mixer tap is positioned beneath one of three UPVC windows, while a five-ring gas hob with stainless steel extractor above and tiled splashback provides excellent cooking facilities. An electric oven completes the cooking setup, alongside space and plumbing for a washing machine and further space for a fridge freezer. Laminate flooring runs throughout, and a UPVC frosted door opens onto the courtyard, letting in natural light while maintaining privacy. A single radiator and BT point complete the room.

DINING ROOM

13'1 x 12'3 (3.99m x 3.73m)

Flowing seamlessly from the kitchen, the dining room benefits from a UPVC window to the rear and laminate flooring throughout, along with a door leading down to the cellar.

LIVING ROOM

12'3 x 11'10 (3.73m x 3.61m)

A bright and comfortable reception room, benefitting from a UPVC window and finished with wall lights alongside a ceiling light and fan. The room is further equipped with a BT point and TV aerial point, along with a single radiator.

MASTER BEDROOM

14'5 x 11'10 (4.39m x 3.61m)

A spacious master bedroom benefitting from a UPVC window and a single radiator, with built-in storage offering a sliding door.

BEDROOM 2

12,0 x 11'6 (3.66m,0.00m x 3.51m)

A further double bedroom, fitted with a single radiator and a UPVC window overlooking the rear. A BT point is also provided, along with a built-in storage cupboard offering hanging space.

BATHROOM

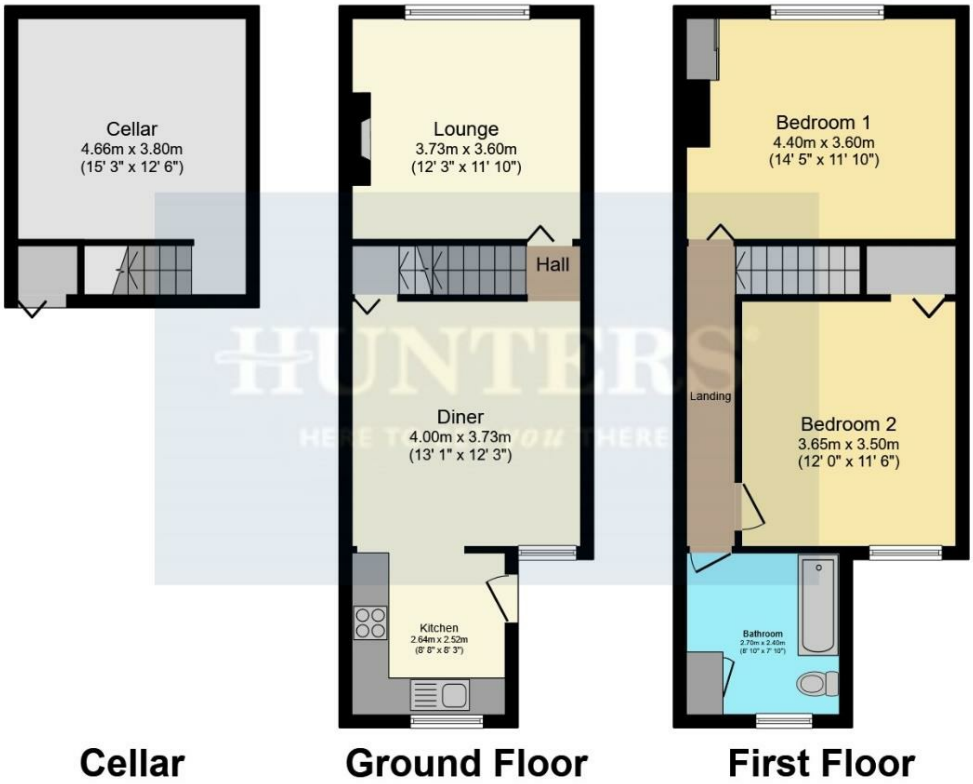
8'10 x 7'10 (2.69m x 2.39m)

Fitted with a white suite comprising a low flush WC, panelled bath with shower over, and a white pedestal sink. The room also benefits from a single radiator, a frosted UPVC window, and an extractor fan.

EXTERIOR

To the rear of the property is a low maintenance, fully paved and enclosed yard, complete with an outside tap, outside light, and shed.

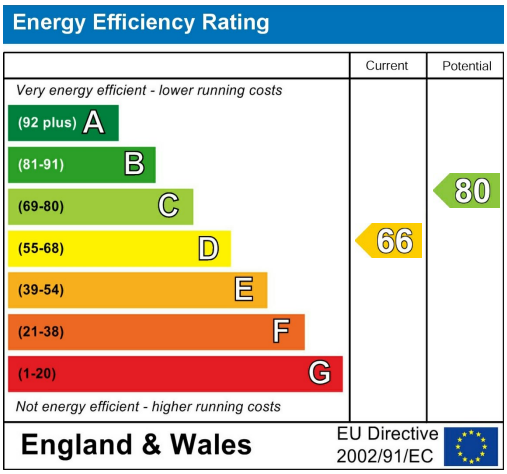
Floorplan

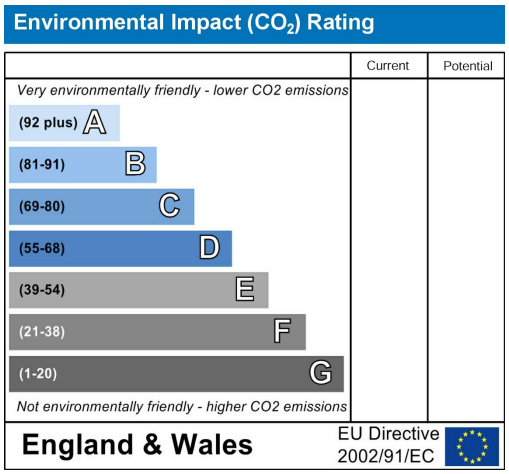


Total floor area 100.4 m² (1,081 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Energy Efficiency Graph





Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman