



## Kinnaird Road

Sheffield, S5 0NP

Guide Price £130,000 - £140,000



- 2 BED MID TERRACE
- MODERN FIXTURES AND FITTINGS
- OFF ROAD PARKING
- JUST MOVE IN
- GOOD COMMUTER LOCATION

- SPACIOUS DIMENSIONS
- NEUTRAL DECOR
- LOW MAINTENANCE GARDEN
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX BAND A

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GUIDE PRICE £130,000 - £140,000 , Nestled on the charming Kinnaird Road in the S5 0NP area, this delightful two-bedroom terraced house presents an excellent opportunity for first-time buyers or those seeking a cosy yet modern living space. The property boasts contemporary fixtures and fittings throughout, ensuring that it is ready for you to simply move in and make it your own.

As you step inside, you will be greeted by spacious dimensions that create a welcoming atmosphere. The well-designed layout maximises the use of space, making it ideal for both relaxation and entertaining. Each bedroom offers ample room for furnishings, providing a comfortable retreat at the end of the day.

One of the standout features of this home is the sundrenched garden, which invites you to enjoy the outdoors. Whether you wish to cultivate a small garden, host summer barbecues, or simply unwind with a good book, this outdoor space is sure to enhance your living experience.

This property is not just a house; it is a great starter home that combines modern living with a sense of community. With its prime location, you will find yourself conveniently close to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a vibrant neighbourhood

Briefly comprising entrance hall, living room, kitchen/diner, two good sized bedrooms and family bathroom. Must be seen to be appreciated!

In summary, this terraced house on Kinnaird Road is a perfect blend of comfort, style, and practicality, making it a must-see for anyone in search of their new home. Don't miss the chance to view this lovely property and envision your future here.

## ENTRANCE

Through a uPVC glazed door leads into an entrance hallway, creating a great cloakroom space, comprising wall mounted radiator alarm panel and stairs leading to the first floor.

## LIVING ROOM

13'6 x 9'10 (4.11m x 3.00m)

A light and airy, stylish living room, drenched in natural light through a large uPVC window, also comprising aerial point, telephone point and wall mounted radiator.

## KITCHEN/DINER

15'5 x 8'8 (4.70m x 2.64m)

A modern kitchen/diner, hosting an array of light wood effect wall and base units providing plenty of storage space, contrasting work surfaces, stainless steel sink and drainer with matching mixer tap, four ring gas hob with extractor above, electric oven, undercounter space for washing machine and dryer, space for fridge freezer, wall mounted boiler, wall mounted radiator, uPVC window and frosted door leading directly on to the garden.

## MASTER BEDROOM

19'0 x 11'2 (5.79m x 3.40m)

A well presented, large master bedroom, flooded in natural light through three front facing uPVC windows and wall mounted radiator.

## BEDROOM 2

11'2 x 8'2 (3.40m x 2.49m)

A further good sized double bedroom, comprising wall mounted radiator, tv aerial and uPVC rear facing window.

## BATHROOM

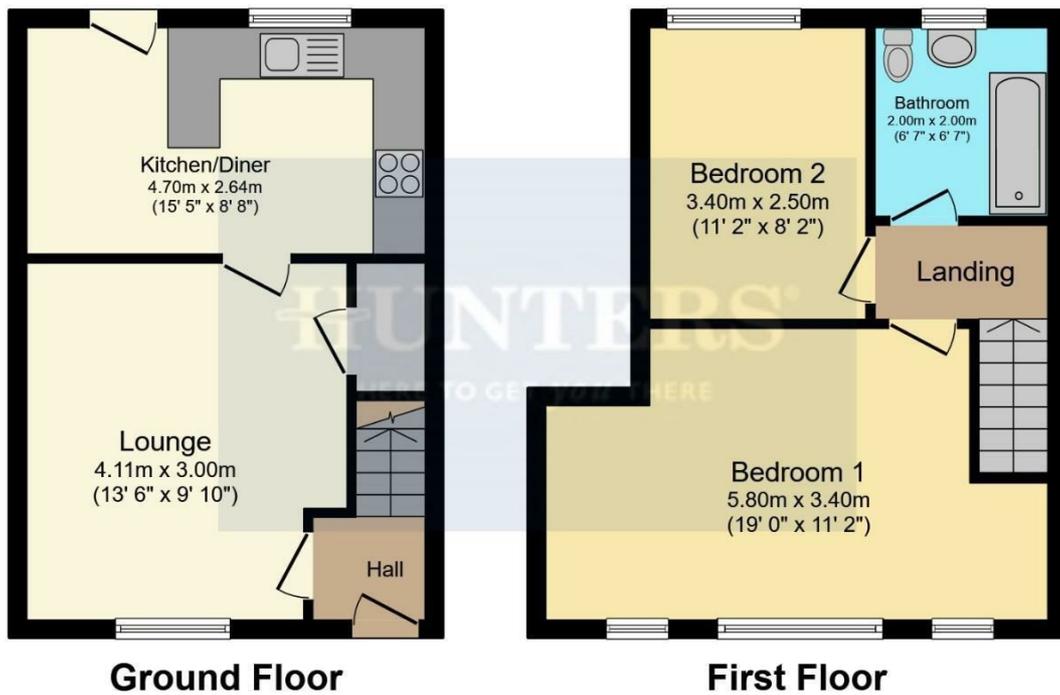
6'7 x 6'7 (2.01m x 2.01m)

A generously sized family bathroom, fully tiled in serene natural tones, comprising bath with chrome shower over, low flush white WC, pedestal ceramic sink, wall mounted chrome towel rail and frosted uPVC window.

## EXTERIOR

To the rear of the property is a fully enclosed, sun drenched garden, offering low maintenance pebbled area along with raised flower beds, outdoor tap and security lighting. To the front of the property is a driveway offering that much sought after off road parking.

## Floorplan



Total floor area 66.5 sq.m. (716 sq.ft.) approx

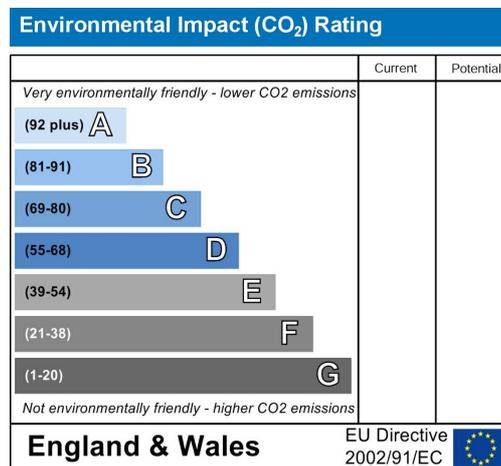
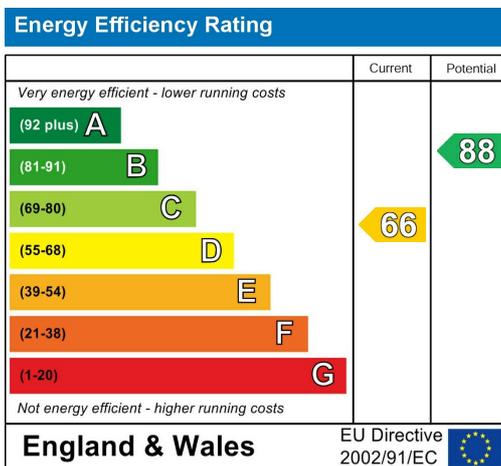
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







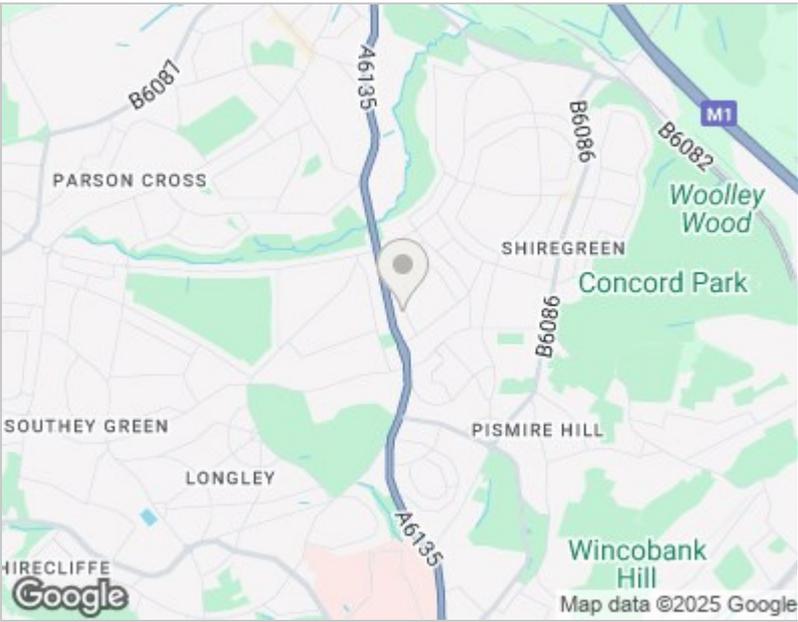
### Energy Efficiency Graph



### 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





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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