

## Marketing Preview



**62 Sundown Road, Sheffield, S13 8UE**

**£250,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**



**\*\* GUIDE PRICE £250,000 - £260,000 \*\* CHAIN FREE!** A fantastic opportunity to purchase this three-bedroom semi-detached property, situated in a highly sought-after area. The property offers a dining area and an enclosed rear garden, and is well placed for local amenities with convenient road links into the City Centre.

## SUMMARY

**\*\* GUIDE PRICE £250,000 - £260,000 \*\* CHAIN FREE!** A fantastic opportunity to purchase this three-bedroom semi-detached property, situated in a highly sought-after area. The property offers a dining area and an enclosed rear garden, and is well placed for local amenities with convenient road links into the City Centre.

Entrance into a spacious hallway with stairs rising to the first floor and a door leading to the lounge, which features a bay window and sliding doors opening into the dining room. A further door from the hallway provides access to the kitchen, offering ample wall and base units, two windows, and a door to the rear.

The property offers two double bedrooms with built-in wardrobes, a single bedroom with a built-in storage cupboard, and a bathroom fitted with a bath, sink and WC.

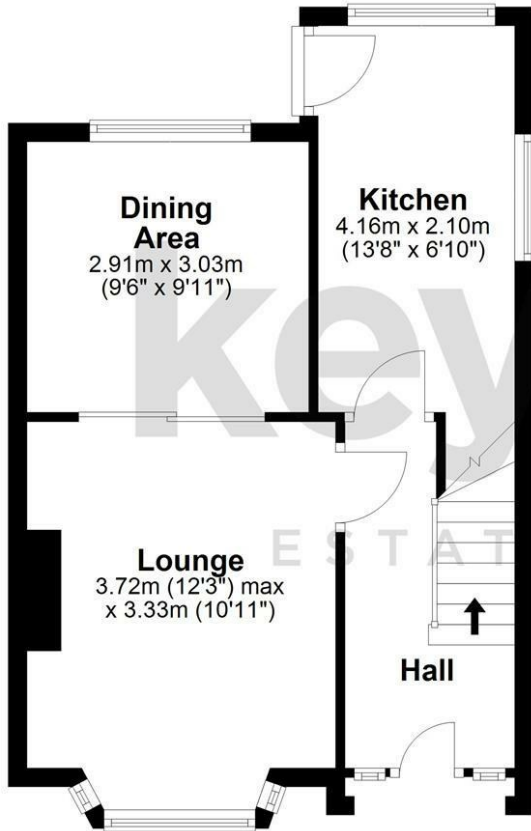
To the front, there is a gated driveway leading to the garage, with a path and steps providing access to the front door. To the rear, the property benefits from a large, enclosed and well-presented tiered lawn with shrubbery, a pathway, and access to the garage.

## PROPERTY DETAILS

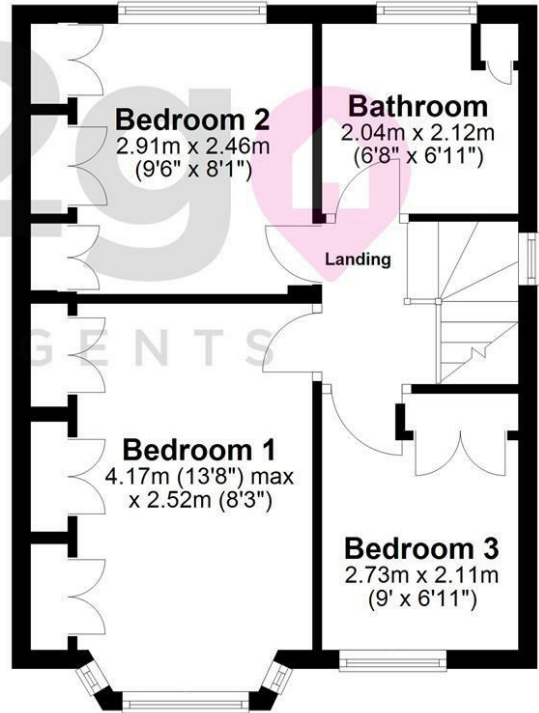
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>75</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

