

Marketing Preview



134 Stradbroke Road, Sheffield, S13 8ST

£100,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



This ground floor two-bedroom flat is well presented throughout and offers a large open-plan living space, a separate shower room/WC, and a utility room. It is perfect for first-time buyers or those looking to downsize.

SUMMARY

This ground floor two-bedroom flat is well presented throughout and offers a large open-plan living space, a separate shower room/WC, and a utility room. It is perfect for first-time buyers or those looking to downsize.

The property opens into a welcoming hallway with neutral décor and carpet. The utility room includes a worktop, wall units, space for a washing machine and dryer, a window, and laminate flooring. Bedroom Two is a double room with neutral décor, carpet, and a window. The shower room is modern and stylish, featuring a walk-in shower unit, a sink with storage, tiling, and an obscure window. There is also a separate WC with a close-coupled toilet, neutral décor, tiled flooring, and an obscure window. Bedroom One is a double room with neutral décor, carpet, and a window.

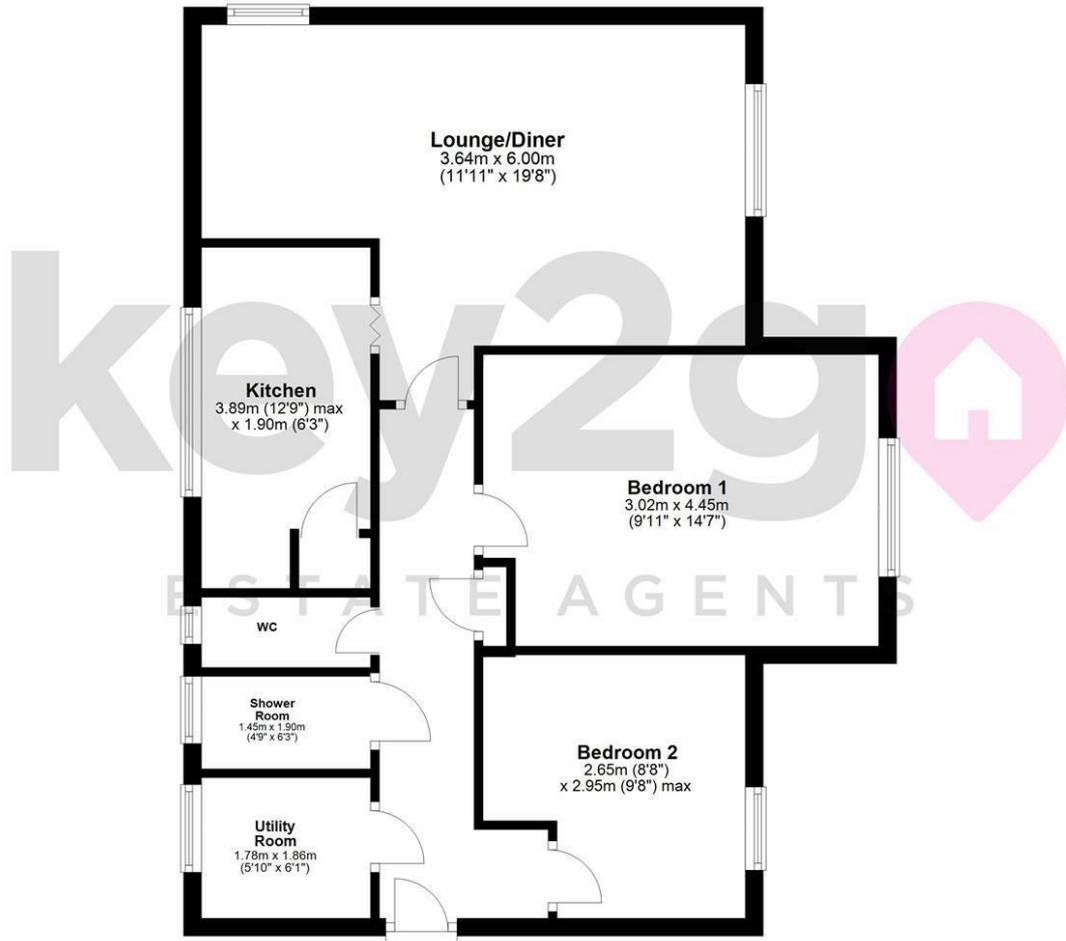
The kitchen offers ample wall and base units, contrasting worktops, a tiled splashback, a window, storage, an integrated oven, gas hob, and extractor. The lounge/diner is large and spacious with an open layout, carpet, a fireplace, space for dining, and two windows.

The property benefits from a communal car park and communal lawned gardens.

PROPERTY DETAILS

- LEASEHOLD, 91 YEARS REMAINING, £10PA GROUND RENT, £119.01PA SERVICE CHARGE
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 69 | 73 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

