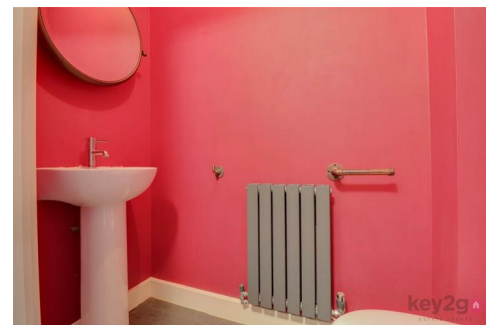




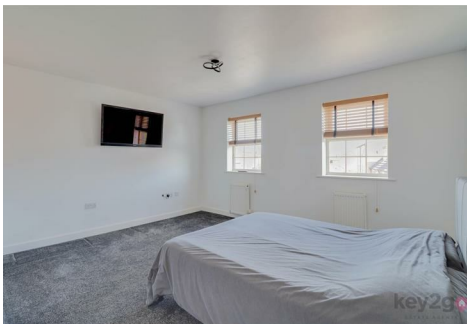
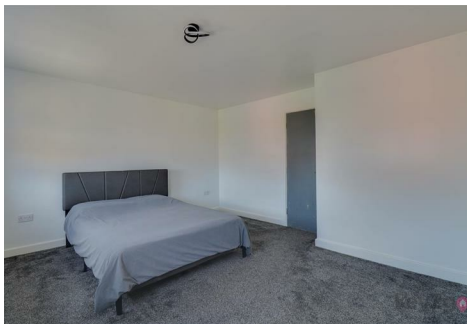
Marketing Preview



69 Stockwell Avenue, Kiveton Park, Sheffield, S26 5QR

£270,000

Bedrooms 4, Bathrooms 2, Reception Rooms 3



CHAIN FREE! A fantastic opportunity to acquire this beautifully presented, ready-to-move-into four-bedroom semi-detached home, ideally positioned over three floors on a quiet cul-de-sac. This spacious property offers three versatile reception rooms, perfect for family living and entertaining, along with a generously sized bedroom featuring an ensuite. A convenient downstairs WC adds to the practicality of the home. Externally, the property benefits from a well-maintained enclosed rear garden, off-road parking, and a garage fitted with solar panels, enhancing energy efficiency. Ideally located close to local amenities and providing excellent transport links to the M1 motorway, this property makes a perfect family home.

- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - ROTHERHAM COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

SUMMARY

CHAIN FREE! A fantastic opportunity to acquire this beautifully presented, ready-to-move-into four-bedroom semi-detached home, ideally positioned over three floors on a quiet cul-de-sac. This spacious property offers three versatile reception rooms, perfect for family living and entertaining, along with a generously sized bedroom featuring an ensuite. A convenient downstairs WC adds to the practicality of the home. Externally, the property benefits from a well-maintained enclosed rear garden, off-road parking, and a garage fitted with solar panels, enhancing energy efficiency. Ideally located close to local amenities and providing excellent transport links to the M1 motorway, this property makes a perfect family home.

Enter into a spacious hallway, providing access to the sitting room, kitchen/diner, and a convenient downstairs WC, along with stairs rising to the first floor and a useful storage cupboard. The sitting room is bright and welcoming, featuring double doors and a window overlooking the front of the property. The kitchen/diner is generously sized and filled with natural light, offering a range of wall and base units, an oven, hob, and extractor fan. Double patio doors open out onto the rear garden, creating an ideal space for both everyday living and entertaining. The downstairs WC comprises a wash basin and WC.

Stairs rise to the first floor, where there are doors leading to the lounge and bedroom two. The lounge is spacious and bright, featuring a stylish media wall with a fireplace and two windows overlooking the front of the property. Bedroom two is a generous double room with two windows to the rear, allowing for plenty of natural light. A door leads to the ensuite, which is fitted with a shower cubicle, wash basin, and WC.

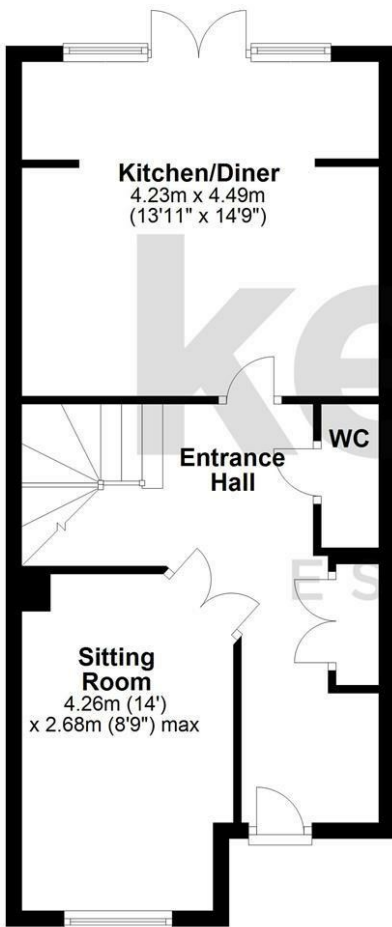
Stairs rise to the second-floor landing, which provides access to bedroom one, bedroom three, bedroom four, and the shower room. Bedroom one is a spacious double room with two windows overlooking the front of the property. Bedroom three is a single bedroom with a window to the rear. Bedroom four is also a single bedroom, benefiting from fitted wardrobes with mirrored sliding doors. The shower room is modern in design and fitted with a WC, wash basin, and a walk-in shower cubicle.

To the front of the property there is off-road parking and access to the garage, which is equipped with solar panels and a 15kW battery storage system, enhancing energy efficiency and helping to reduce running costs. The rear garden is fully enclosed and designed for low maintenance, featuring an artificial lawn, decking area, patio, and a large shed, making it an ideal space for relaxing or entertaining.

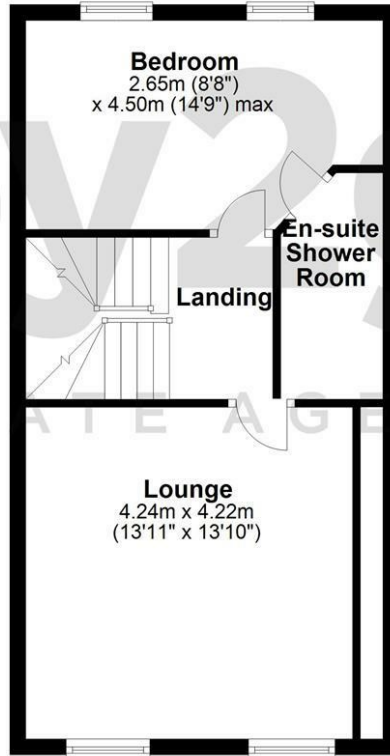
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED

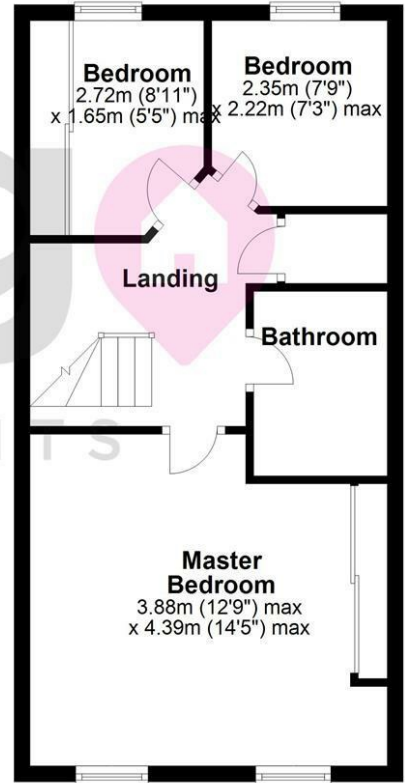
Ground Floor



First Floor



Second Floor



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

