

Marketing Preview



56 Woodthorpe Road, Sheffield, S13 8DU

£120,000

Bedrooms 2, Bathrooms 1, Reception Rooms 2



Perfect for first-time buyers, this property offers two good-sized bedrooms, a modern kitchen and bathroom, and a generous garden. Ready to move into and ideally located close to amenities with good road links to the Parkway and town.

SUMMARY

Perfect for first-time buyers, this property offers two good-sized bedrooms, a modern kitchen and bathroom, and a generous garden. Ready to move into and ideally located close to amenities with good road links to the Parkway and town.

Useful hallway with stairs to the first floor. Lounge with bay window to the front. Kitchen/diner with high gloss units, under stairs storage, modern finish and access to the rear.

Generous double bed to the front with over-stairs store cupboard, a further large single/small double to the rear, and a modern shower room.

The property has a front shared path with number 58 and lawn access to the back garden via a secure gate, while the rear features a sizeable garden with lawn, shrubbery, and newly fitted fencing.

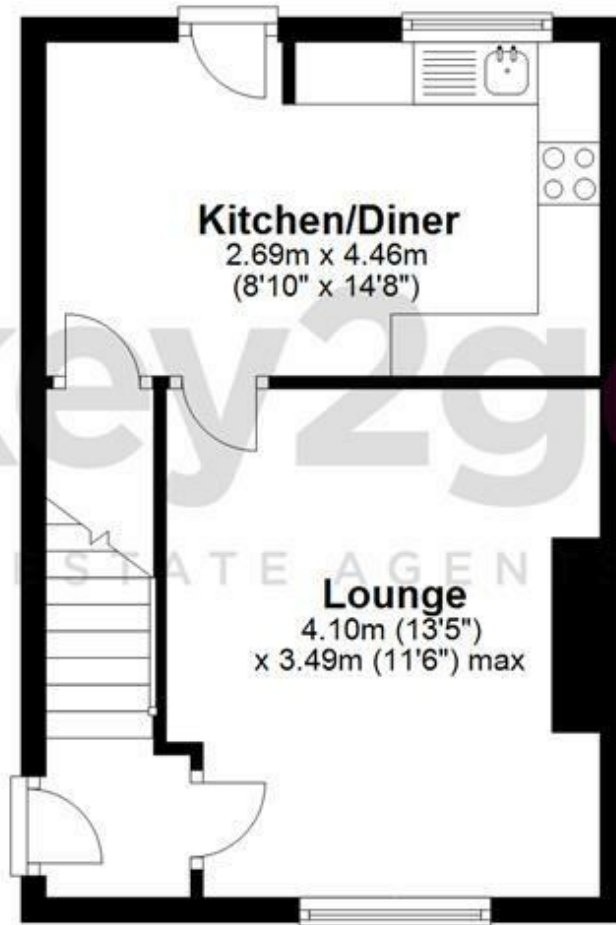
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

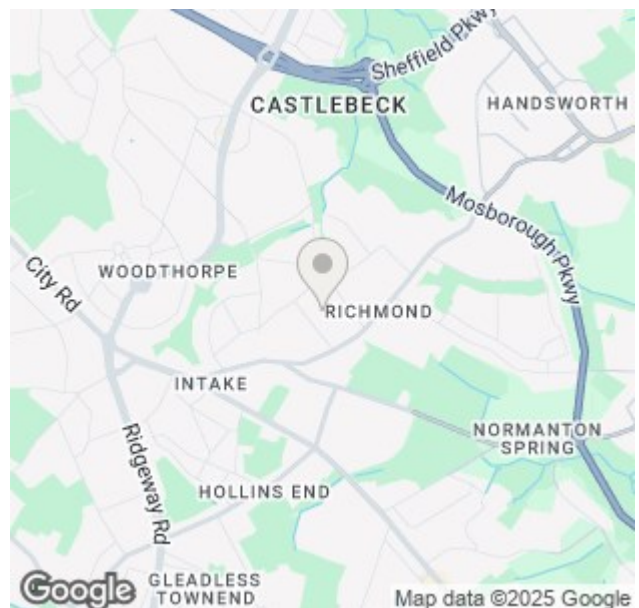
Ground Floor

Approx. 30.7 sq. metres (330.7 sq. feet)



Total area: approx. 62.2 sq. metres (669.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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