



## Marketing Preview



**18 Medlock Road, Handsworth, Sheffield, S13 9AY**

**£165,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**



\*\*\* GUIDE PRICE £165,000-£170,000\*\*\* A fantastic opportunity to purchase this three bedroom terraced property, situated in a popular residential area. The home offers a cosy lounge, useful cellar space and a stunning bathroom. Externally, there is an enclosed garden which has been enhanced to maximise its potential. Conveniently located close to local amenities and road links to the City Centre, this property is perfect for first time buyers!

## SUMMARY

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Enter into the lounge, which features a fireplace currently housing a log burner. A door leads through to the inner hallway, which has stairs rising to the first floor and a further door opening into the kitchen/diner. The kitchen/diner offers ample wall and base units along with space for a range cooker and a full-height fridge/freezer. Doors provide access to the cellar head and the rear garden.

Stairs rise to the first-floor landing, with a door leading to bedroom one, a large double room benefiting from an over-stairs storage cupboard and two windows. Bedroom two is a single bedroom with a window overlooking the rear.

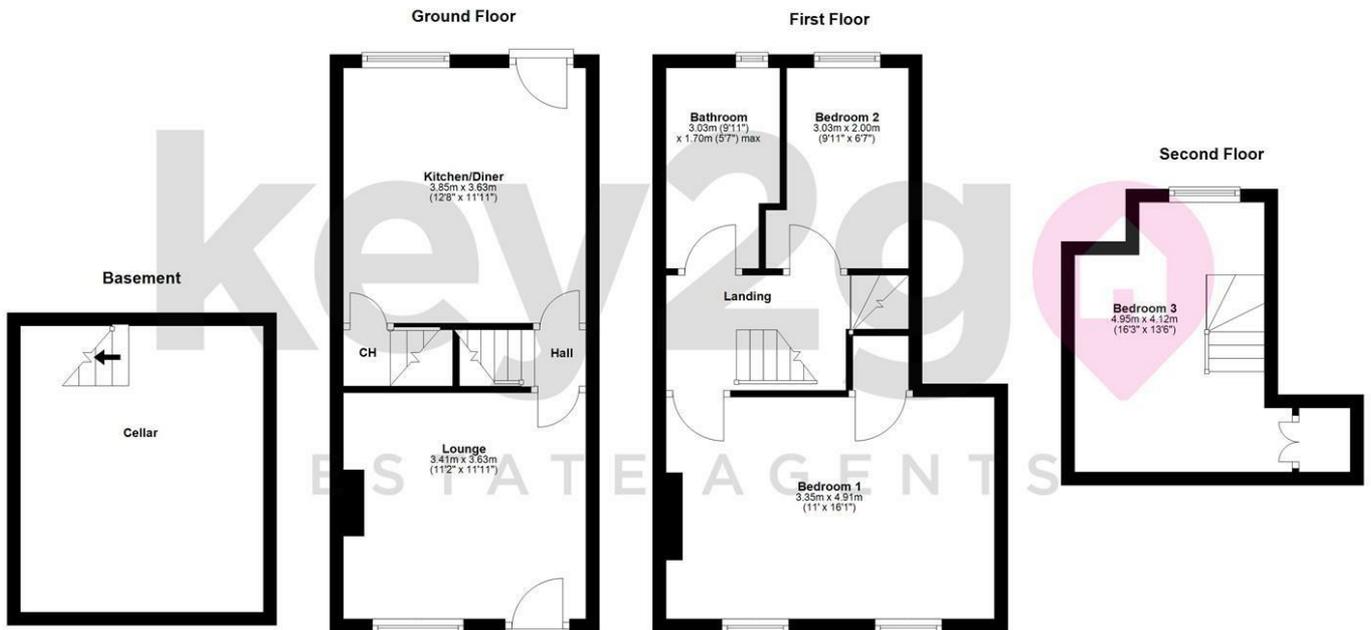
Further stairs rise from the first-floor landing to the attic room, which offers ample space and storage. Currently used as an office, this versatile room could also be used as a bedroom, home office or additional living space.

To the front of the property there is an archway with a pathway leading to a gate providing access to the rear garden. The rear garden features a patio area and a decking area, enclosed by fencing.

## PROPERTY DETAILS

- LEASEHOLD, 670 YEARS REMAINING, £1PA GROUND RENT
- 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

