



## Marketing Preview



**53 Raeburn Road, Sheffield, S14 1DE**

**£130,000**

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



NO CHAIN! A fantastic opportunity to acquire this modern throughout, move-in ready home. Offering spacious accommodation with two double bedrooms, a newly fitted kitchen, and a stylish bathroom. Benefitting from an enclosed garden, this property is ideal for first-time buyers or investors. Well positioned with excellent road links to Sheffield and Chesterfield.

### SUMMARY

NO CHAIN! A fantastic opportunity to acquire this modern throughout, move-in ready home. Offering spacious accommodation with two double bedrooms, a newly fitted kitchen, and a stylish bathroom. Benefitting from an enclosed garden, this property is ideal for first-time buyers or investors. Well positioned with excellent road links to Sheffield and Chesterfield.

Split-level hallway with stairs descending to a lower floor, opening into a spacious dual-aspect living area. Stylish newly fitted kitchen with access to the rear garden.

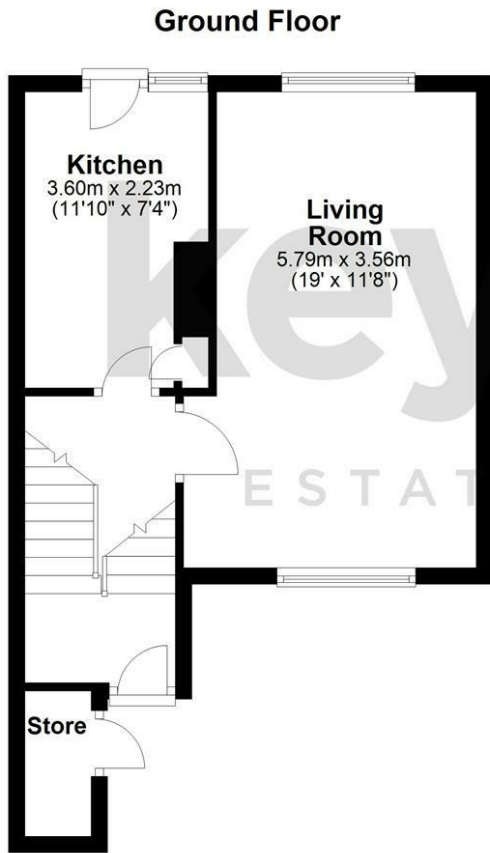
Stairs rise to the first floor, offering two generous double bedrooms, a storage cupboard, and a modern bathroom.

Enclosed rear garden with a lawn and BBQ area.

### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- CONVENTIONAL 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>		<b>81</b>
(69-80) <b>C</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	

