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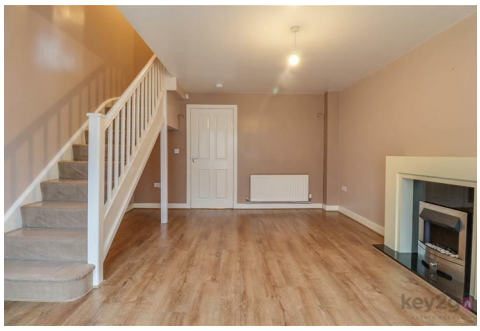
Marketing Preview















19 Payler Close, Sheffield, S2 1GX

£140,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1














NO CHAIN! this ready to move into property presents an excellent opportunity for first time buyers or investors alike. The home offers two bedrooms plus a versatile office space, a convenient downstairs WC, private driveway and a garage detached from the property! Well positioned with good road links to the town centre and Parkway, it combines practicality with a convenient location.

SUMMARY

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A composite door opens into the hallway, where there is access to a useful storage cupboard. The fitted kitchen is positioned to the front of the property and features a range of wall and base units, an integrated oven and hob, and a window overlooking the front. There is also a door leading to the downstairs WC. To the rear, the bright and spacious lounge enjoys a feature fireplace and patio doors opening out to the garden. Stairs rise from the lounge to the first floor.

Stairs rise to the first floor landing. To the front is a double bedroom, while to the rear there is a versatile office space with an overstairs storage cupboard housing the hot water tank and a door leading through to a second single bedroom. The bathroom is fitted with a bath with overhead shower, pedestal wash basin and close coupled WC.

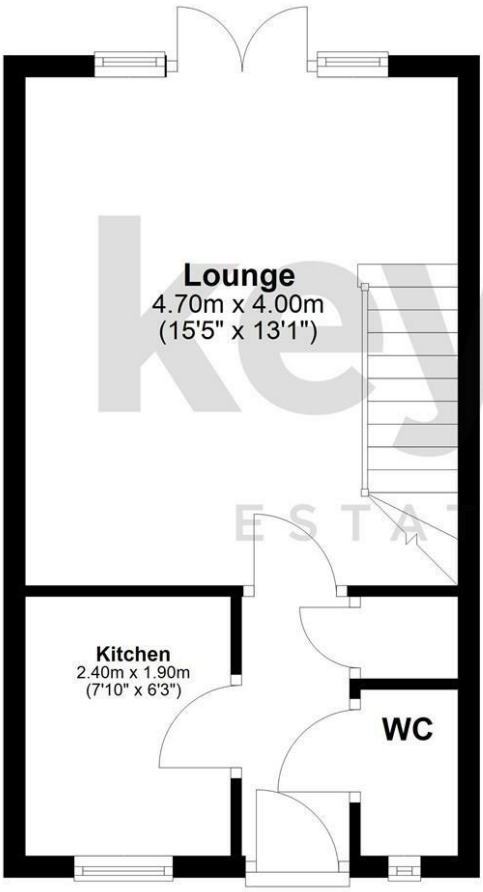
To the front of the property there is off road parking and access to the garage, along with a lawned area. A private pathway, situated next to the neighbouring property, provides access to the enclosed rear garden.

PROPERTY DETAILS

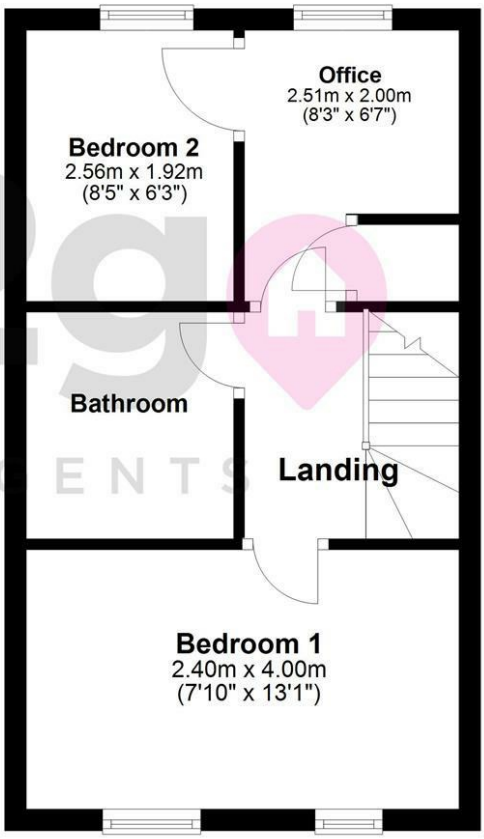
- LEASEHOLD, 102 YEARS REMAINING, £86.57PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL
- POTENTIAL TO BUY FREEHOLD ONCE PROPERTY HAS BEEN OWNED FOR TWO YEARS

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



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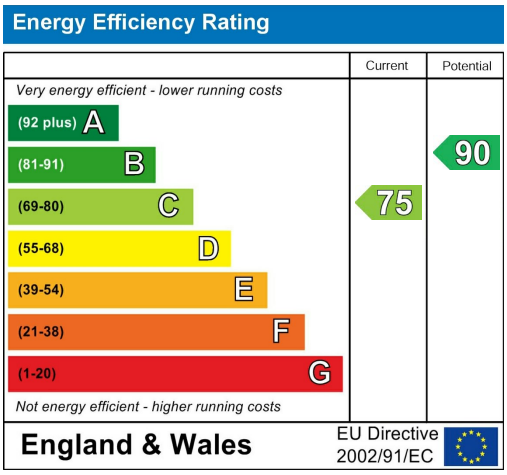



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