

## Marketing Preview



**40 Oakland Road, Sheffield, S6 4LS**

**£200,000**

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





**\*\*GUIDE PRICE £200,000 - £210,000\*\* CHAIN FREE!!**A fantastic opportunity to purchase this modern and well presented three bedroom terraced property which is situated on sought after area. Being deceptively spacious throughout and having a good sized low maintenance garden, modern kitchen and bathroom. Next to Hillsborough amenities and good road links to the City Centre and M1 Motorway. Perfect for first time buyers or families alike!

- FREEHOLD
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A

## SUMMARY

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## LOUNGE 11'9" x 11'9"

Enter via uPVC door into the lounge with a feature wallpapered wall and new carpeted flooring. Ceiling light, radiator and window to the front. Door to the inner hallway.

## INNER HALLWAY

Comprising of a radiator, stair rise to the first floor and door to the kitchen/diner.

## KITCHEN/DINER 11'7" x 21'4"

An open plan reception room with modern high gloss wall and base units, wood effect worktops and splash back. Oven, hob and extractor fan. Under counter space for a washing machine. Two ceiling lights, two radiators and three windows. Vinyl flooring freshly painted neutral walls, uPVC door to the rear and door to the cellar head which mirrors the lounge.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with ceiling light and doors to the two bedrooms and bathroom. Second stair rise to bed three.

## BEDROOM ONE 14'0" x 11'11"

A large double bedroom with a feature wallpapered wall, new carpeted flooring and an over stairs storage cupboard. Ceiling light, radiator and window to the front.

## BEDROOM TWO 7'0" x 9'3"

A second bedroom with new carpeted flooring. Ceiling light, radiator and window to the rear.

## BATHROOM 6'2" x 9'3"

Comprising of a bath with a mixer shower tap pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Acrylic sheeting to the walls, freshly painted neutral walls and vinyl flooring,

## BEDROOM THREE 10'8" x 14'4"

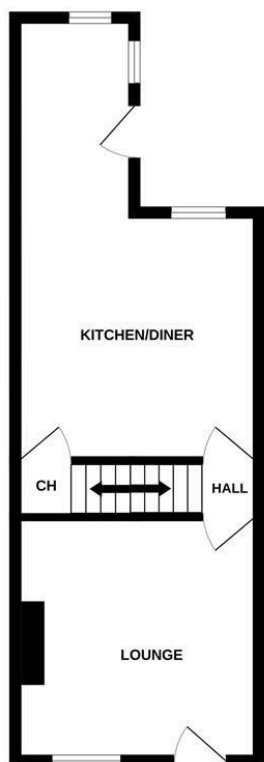
A stair rise to the third generous sized double bedroom with a feature wallpapered wall, new carpeted flooring and over stairs storage cupboard. Ceiling light, radiator and velux style window.

## OUTSIDE

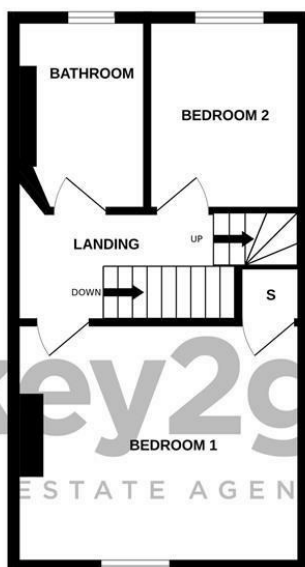
A shared alleyway to the rear with a low maintenance private garden with fencing, astroturf and decking.

## PROPERTY DETAILS

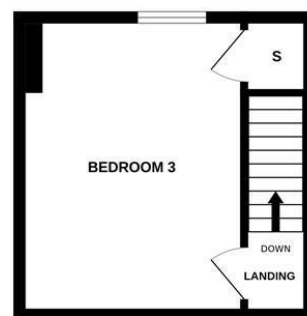
GROUND FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



2ND FLOOR  
199 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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