

Marketing Preview



578 Arbourthorne Road, Sheffield, S2 2AT

£140,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



A fantastic opportunity to purchase this modern and ready to move into two bedroom end of terrace property. Offering a stylish bathroom, off road parking and a generous sized enclosed garden. Situated close to great local amenities and road networks to Sheffield City Centre and the Parkway. Close to main public transport links and a range of local schools. This property is ideal for first time buyers or investors!

SUMMARY

A fantastic opportunity to purchase this modern and ready to move into two bedroom end of terrace property. Offering a stylish bathroom, off road parking and a generous sized enclosed garden. Situated close to great local amenities and road networks to Sheffield City Centre and the Parkway. Close to main public transport links and a range of local schools. This property is ideal for first time buyers or investors!

HALLWAY

Enter via uPVC door into the hallway with neutral decor, laminate flooring and ceiling light. Stair rise to the first floor and door to the lounge.

LOUNGE 11'4" x 13'5"

Comprising of feature wallpapered walls to either side of the chimney breast and laminate flooring. Ceiling light, radiator and window to the front. Door to the kitchen.

KITCHEN 14'7" x 8'0"

Fitted with wall and base units, wood effect worktops and tiled splash back. Stainless steel sink with a drainer and mixer tap. Under counter space for a washing machine and dishwasher. Ceiling light, spotlighting, radiator and two windows. Door to the rear and door to the under stairs storage cupboard.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a window, ceiling light and access to the loft. Doors to the two bedrooms and bathroom.

BEDROOM ONE 11'4" x 12'0"

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

BEDROOM TWO 8'4" x 9'8"

A good sized second bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window to the rear.

BATHROOM 5'9" x 6'5"

A modern bathroom having a bath with an overhead and handheld shower. pedestal sink and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls and tile effect flooring.

OUTSIDE

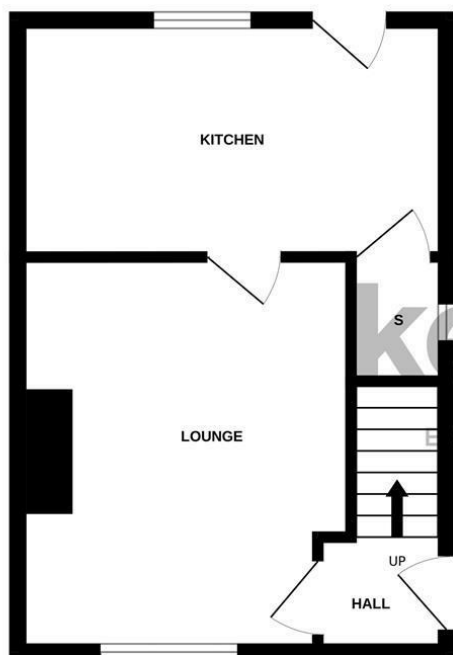
To the front of the property is a driveway and gate to the rear.

To the rear of the property is a good sized, private and enclosed garden with a patio, lawn and fencing.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A

GROUND FLOOR
307 sq.ft. (28.6 sq.m.) approx.




1ST FLOOR
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 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) A	68	86
(81-91) B		
(69-80) C		
(55-68) D		
(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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