

Marketing Preview



53 Raeburn Road, Sheffield, S14 1DE

£120,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



NO CHAIN! *** GUIDE PRICE £120,000-£125,000*** 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.

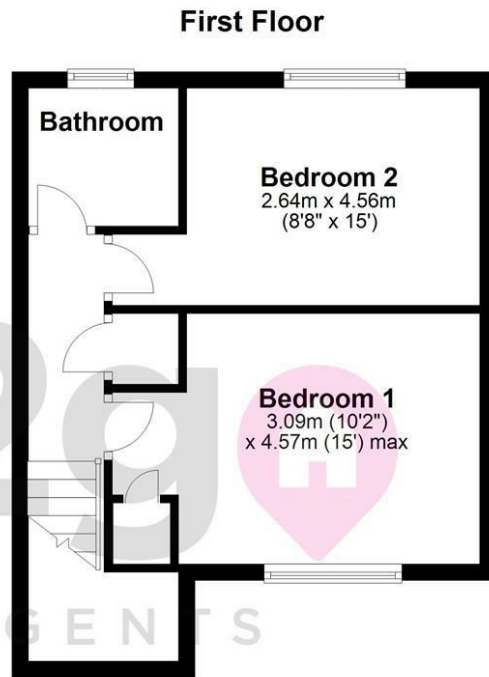
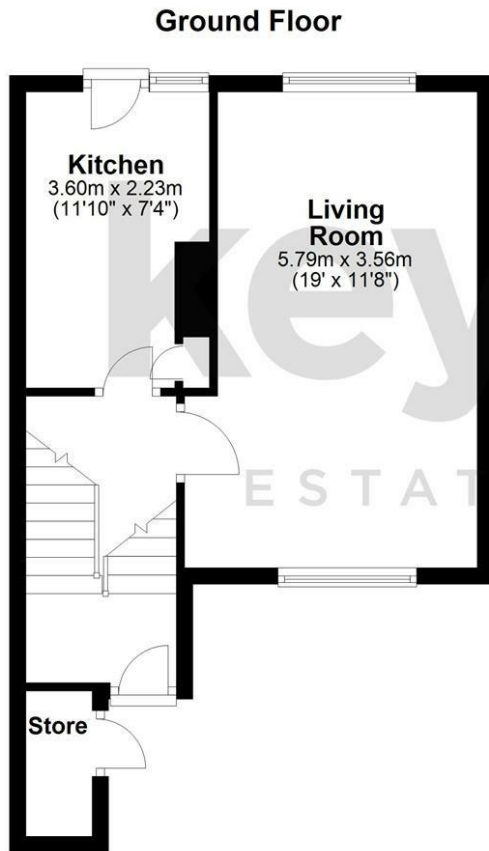
Stairs rise to the first floor, offering two generous double bedrooms, a storage cupboard, and a modern bathroom.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

