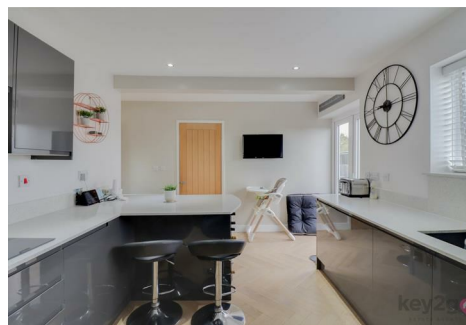


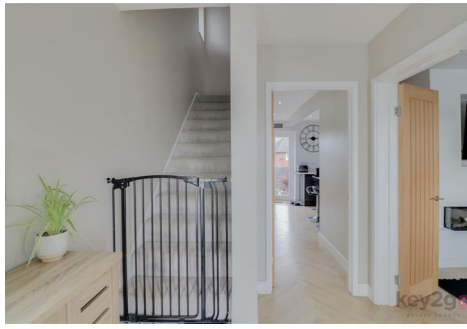
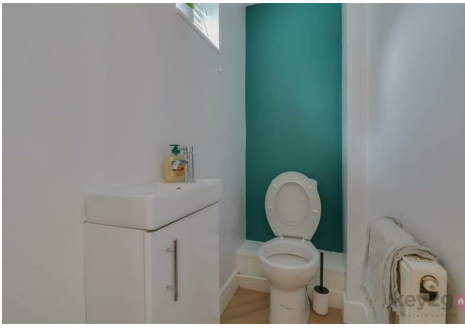
## Marketing Preview



**149 Stradbroke Road, Sheffield, S13 8SN**

**£220,000**

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



**\*\* GUIDE PRICE £220,000 - £230,000 \*\*** A fantastic opportunity to purchase this ready-to-move-into three-bedroom semi-detached property, situated in a popular residential area. The property benefits from a modern breakfast kitchen, downstairs WC, utility cupboard and a contemporary shower room. Externally, there is off road parking, a generously sized rear garden and a useful outhouse providing excellent storage space. Ideally located close to local amenities and offering great road links to the City Centre, this property is perfect for first time buyers or families alike.

## SUMMARY

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Enter through the welcoming hallway, which has stairs rising to the first floor, double doors opening into the lounge and a separate door leading to the kitchen. The lounge is generously sized and filled with natural light, featuring a stylish media wall. The kitchen/diner is fitted with ample wall and base units, a breakfast bar, double oven, hob and extractor fan, an sunk-in-sink and space for an American-style fridge/freezer. Patio doors open out to the rear garden, and a further door leads to the inner hall. From here, there is access to the downstairs WC, a useful utility cupboard and a door to the side of the property. The downstairs WC is fitted with a wash basin and WC.

Stairs rise to the first floor landing, which provides access to the loft and doors leading to the three bedrooms and the shower room. Bedroom one is a generously sized double bedroom with a window overlooking the front, enjoying fantastic views. Bedroom two is also a double bedroom and benefits from a useful storage cupboard housing the boiler. Bedroom three is a single bedroom with a window to the front. The modern shower room comprises a vanity unit with wash basin and WC, along with a walk-in shower cubicle.

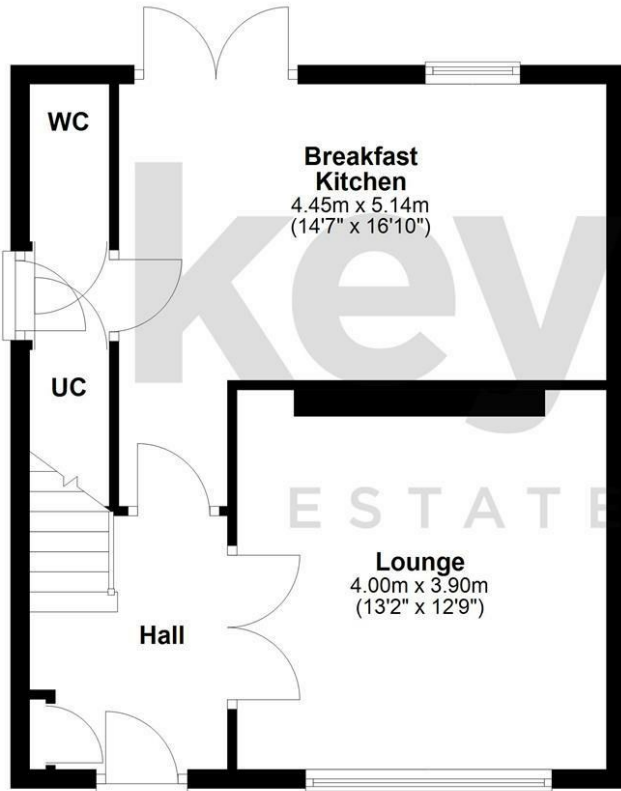
To the front of the property is a pebbled driveway providing off road parking for up to three cars. To the side, there is access to a useful outhouse, ideal for additional storage. The rear garden features steps leading down to a patio area, which in turn opens onto a well maintained lawn. The garden is fully enclosed by fencing, offering a private outdoor space.

## PROPERTY DETAILS

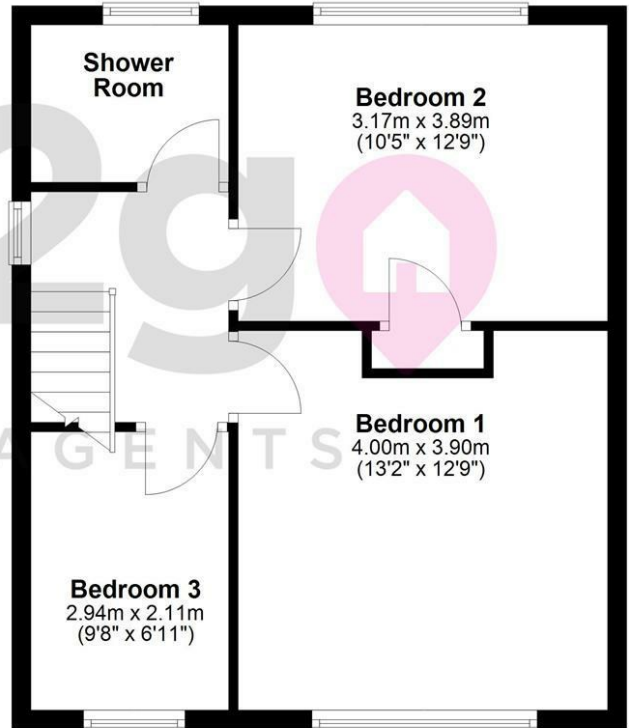
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</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	

