

Marketing Preview



310 Mansfield Road, Sheffield, S12 2AS

£145,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



This three-bedroom terraced home is arranged over three floors and is situated in a popular area. The property benefits from an enclosed garden and offers plenty of potential. Ideally located close to local amenities, with excellent road links into the city centre, this property is an ideal choice for first-time buyers or families alike.

SUMMARY

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The property is entered into a welcoming lounge, featuring a fireplace and a door leading through to the inner hallway. The inner hallway provides access to the first floor via the staircase and leads through to the kitchen. The kitchen is fitted with a range of wall and base units, along with an oven, hob and extractor fan. There is under-counter space for a washing machine, as well as space for a freezer and a full-height fridge/freezer. A door provides access to the cellar head, while a further door leads to the rear of the property.

Stairs lead to the first floor, providing access to two bedrooms and the family bathroom. Bedroom one is a good-sized double room with a useful storage cupboard and a window overlooking the front of the property. Bedroom two is also a double bedroom, with a window overlooking the rear. The bathroom is newly fitted with a bath, WC and wash basin. A further door leads to a staircase rising to the third bedroom.

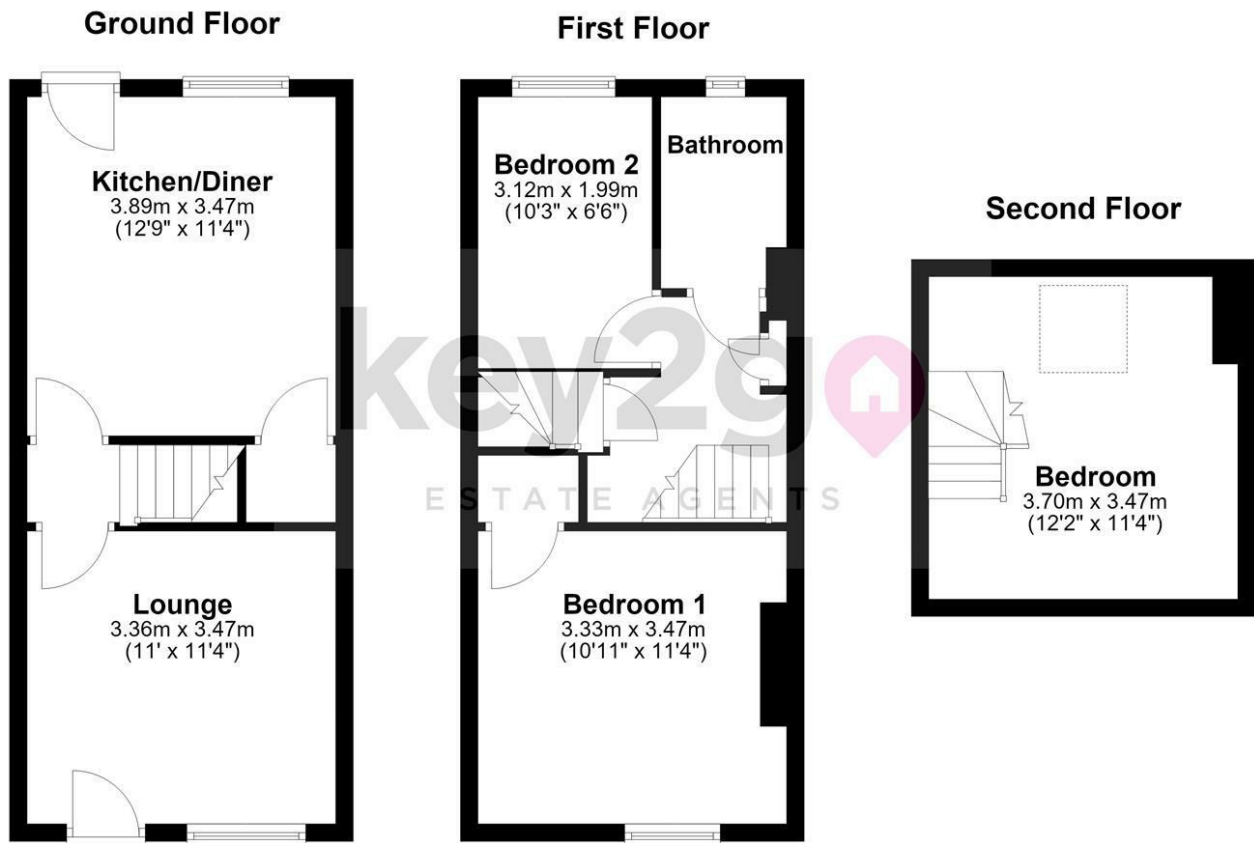
Bedroom three is a good-sized double bedroom, featuring a Velux-style window providing plenty of natural light.

The rear garden features a decking area and an AstroTurf area, providing a low-maintenance outdoor space.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL
- NEW ROOF 2/3 YEARS AGO

FOR MEASUREMENTS PLEASE SEE FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

