

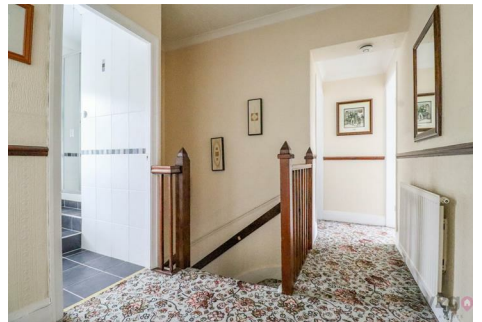
Marketing Preview



107 Ridgeway Road, Sheffield, S12 2SQ

£280,000

Bedrooms 4, Bathrooms 2, Reception Rooms 1



NO CHAIN. A fantastic and unique opportunity to purchase this extended four double bedroom semi-detached family home. Situated on a generous plot, the property benefits from off-road parking, a garage, and a large, well-maintained garden. Offering a utility room, downstairs W/C, and two shower rooms, this spacious home is ready to move into while still offering masses of potential. Conveniently located on a tram route with excellent road links to the City Centre, this property is ideal for growing families.

SUMMARY

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A spacious and welcoming hallway gives access to the stairs rising to the first floor and a useful meter cupboard. The open-plan lounge/diner features a bay window to the front and patio doors opening onto the rear garden. The modern kitchen is fitted with a breakfast bar and benefits from under-stairs storage. A door leads to the utility room, which houses a separate W/C and provides access to the rear garden and integral garage.

Stairs rise to the open landing, which gives access to four double bedrooms, two of which are particularly generous in size. The property also benefits from two modern shower rooms.

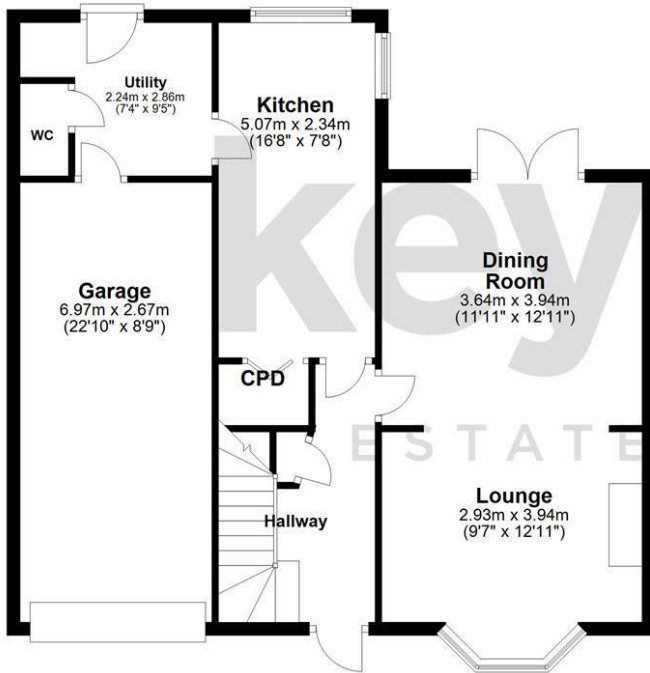
To the front of the property is a gated driveway providing access to the garage, along with a walled flower bed. To the rear is a large, flat, enclosed garden featuring a patio area, lawn, and well-maintained flower beds and shrubbery. At the rear of the garden are mature trees and a small garage providing useful storage space.

PROPERTY DETAILS

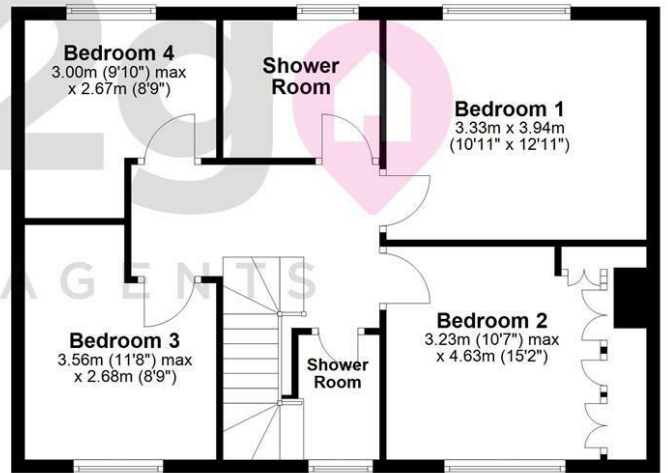
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- CONVENTIONAL BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor

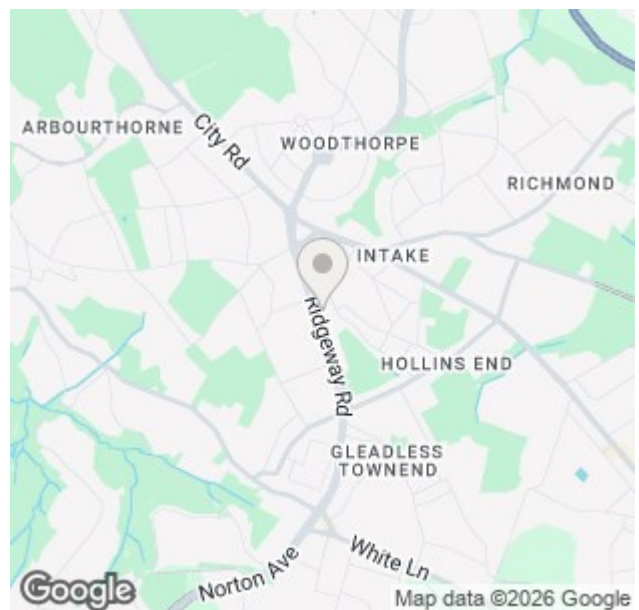


First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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