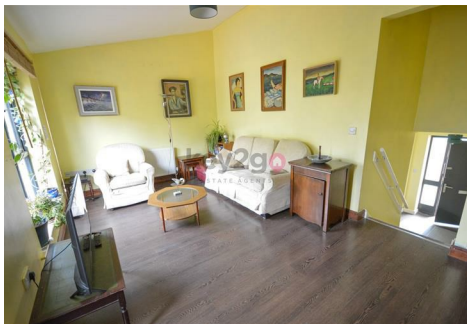


Marketing Preview



21 Wickfield Road, Sheffield, S12 4TU

£150,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



*** GUIDE PRICE £150,000-£155,000*** A fantastic opportunity to purchase this two double bedroom terraced property which is situated in a desirable location. Offering off road parking for one car, a generous sized private rear garden and a modern and stylish bathroom. Close to amenities and road links to the City Centre. Perfect for first time buyers or families alike!

SUMMARY

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HALLWAY

Enter into the spacious and welcoming hallway with vinyl flooring, a ceiling light and a radiator. Large storage cupboard and doors to the WC and kitchen diner. Stairs to the lounge.

KITCHEN/DINER 8'10" x 16'5"

A spacious kitchen/diner fitted with ample wall and base units and contrasting worktops. Integrated oven, gas hob and extractor fan. Space for a washing machine and full height fridge/freezer. Two ceiling lights, radiator and window with nice views. Large storage cupboard and vinyl flooring.

DOWNSTAIRS WC 3'0" x 5'4"

Comprising of a close coupled WC, a sink and vinyl flooring. Ceiling light, radiator and obscure glass window.

LOUNGE 18'0" x 10'5"

A large and spacious reception room with painted walls and laminate flooring. Ceiling light, two radiator and window. Door to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, radiator and a storage cupboard. Doors to the two bedrooms and bathroom.

BEDROOM ONE 9'8" x 10'7"

A double bedroom with neutral decor, feature painted walls and carpeted flooring. Ceiling light, radiator and window with views.

BEDROOM TWO 8'1" x 12'7"

A double bedroom with neutral decor, feature wallpapered walls and carpeted flooring. Ceiling light, radiator and window. An open wardrobe and access to the loft.

BATHROOM 7'1" x 5'9"

A modern and stylish bathroom having a bath with a shower, sink unit with storage and a WC. Ceiling light, spotlighting, radiator and an extractor fan. Part tiled walls and tiled flooring.

OUTSIDE

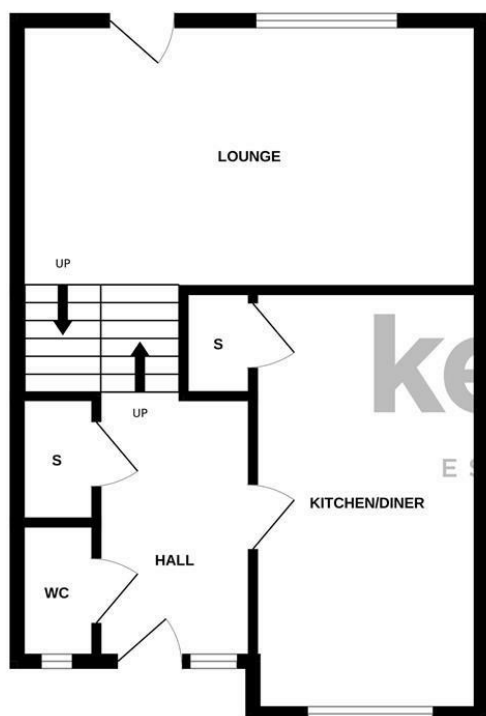
To the front of the property is low maintenance having a paved area with room for pot plants and seating. With space for one car, shrubbery and plants. Stairs with a handrail leading to the front door.

To the rear of the property is a private, low maintenance and generous sized garden with a lawn area, paved area and plants. One shed on the patio and three sheds at the far end of the garden.

PROPERTY DETAILS

- LEASEHOLD, 143 YEARS REMAINING, £524PA SERVICE CHARGE
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 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		
(81-91) B		
(69-80) C	76	81
(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	

