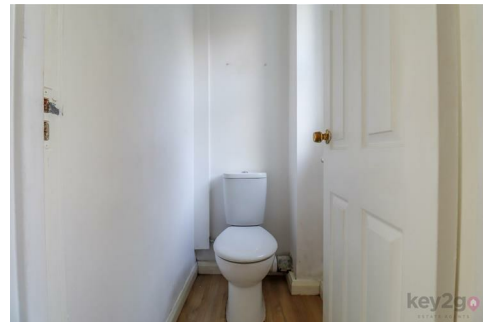


Marketing Preview



3 Queen Mary Road, Sheffield, S2 1HP

£140,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



A unique opportunity to purchase this chain-free, two double bedroom semi-detached home, located in a popular area. The property benefits from off-road parking and an enclosed garden, making it ideal for first-time buyers. Well positioned with excellent road links to the Parkway and Sheffield city centre, this home offers both convenience and potential.

SUMMARY

A unique opportunity to purchase this chain-free, two double bedroom semi-detached home, located in a popular area. The property benefits from off-road parking and an enclosed garden, making it ideal for first-time buyers. Well positioned with excellent road links to the Parkway and Sheffield city centre, this home offers both convenience and potential.

A side door opens into the hallway, where stairs rise to the first floor and a door leads into the lounge. The lounge is bright and spacious, with two windows overlooking the front. A further door provides access to the spacious kitchen/diner. The side lobby offers access to the side of the property, a useful storage area, and a downstairs WC.

Stairs rise to the first floor, where a storage cupboard houses the boiler. From the landing, there is access to two large double bedrooms and the bathroom.

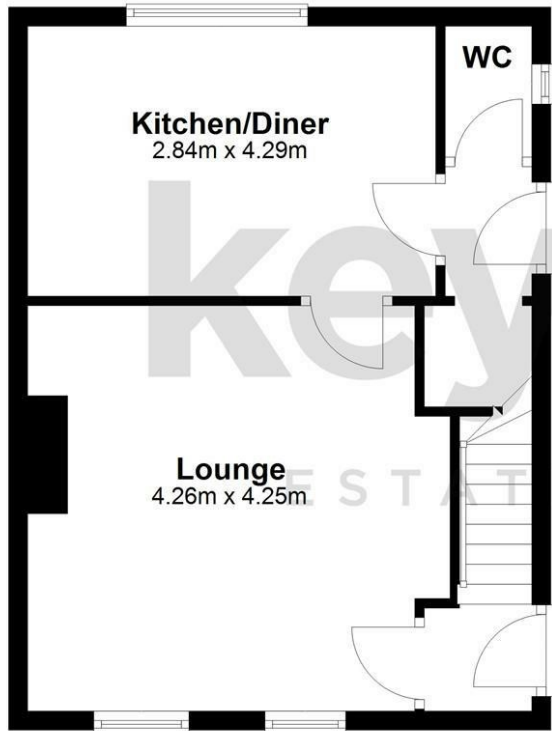
To the side of the property is a driveway providing off-road parking for two cars. The front features a low-rise wall to the boundary, while to the rear there is a patio area and a raised lawn.

PROPERTY DETAILS

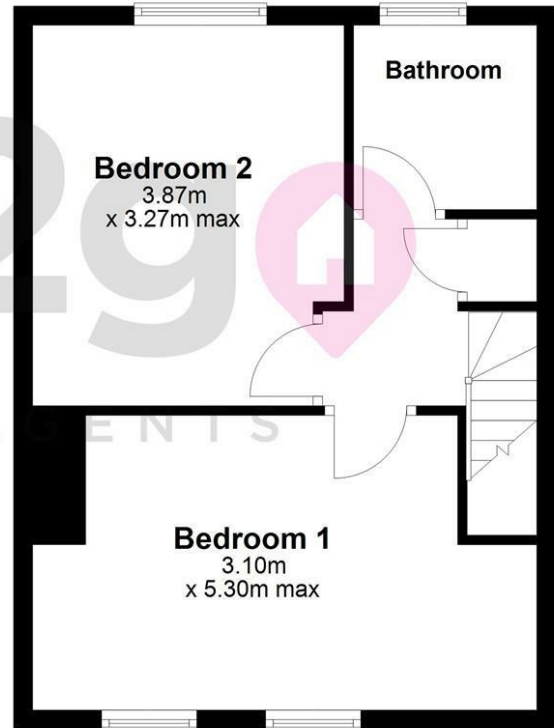
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

