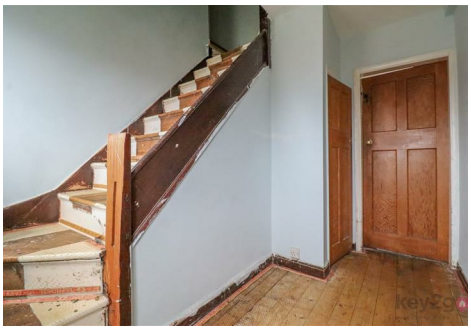
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ESTATE AGENTS

## Marketing Preview















**160 Smalldale Road, Sheffield, S12 4YE**

**£240,000**

**Bedrooms 5, Bathrooms 2, Reception Rooms 1**




















**NO CHAIN!** A unique opportunity to purchase this spacious five-bedroom family home, offering masses of potential. The property benefits from two bathrooms, a utility room, two reception rooms and an integrated garage. Externally, there is off-road parking for up to three cars. Situated in a sought-after area, the property is conveniently located close to a range of local schools and amenities, with a main bus route nearby and excellent road links to Sheffield city centre and the Parkway.

## SUMMARY

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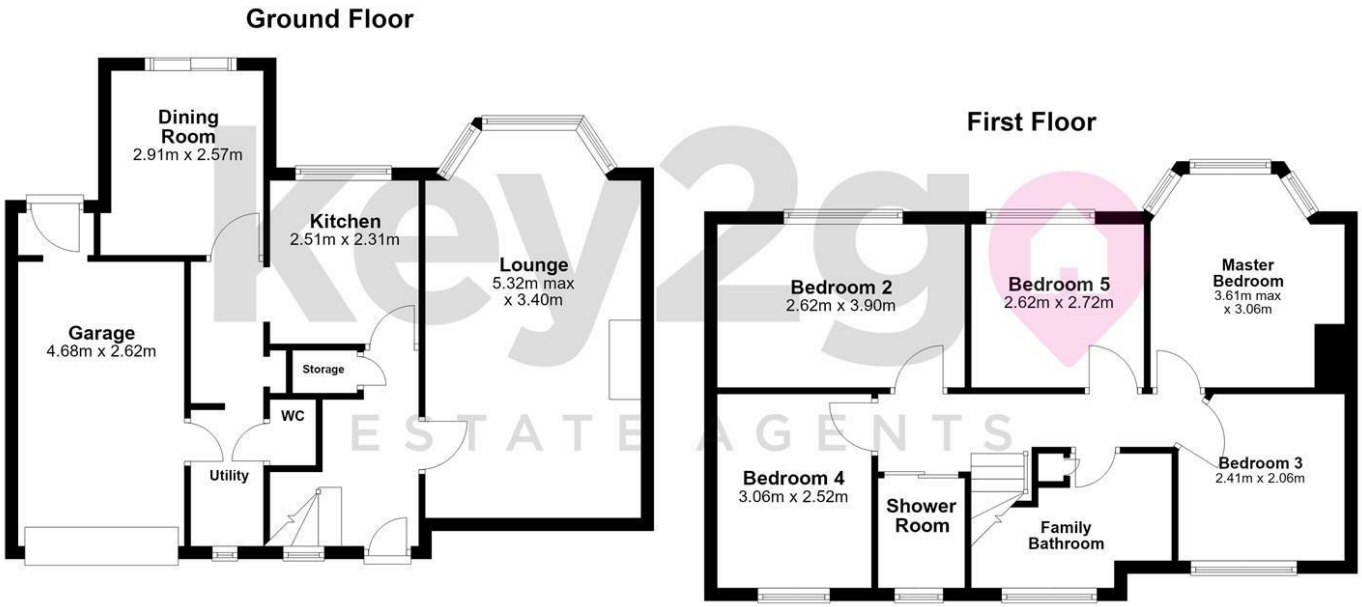
The property is entered via a useful entrance hallway with stairs rising to the first floor and a storage cupboard. A door leads into the spacious and bright living room, featuring dual-aspect windows. To the rear is a modern kitchen, with access into an inner lobby providing additional wall and base units. The dining room is also positioned to the rear, with access to the garden. To the front is a useful utility space, along with an understairs WC. The property further benefits from internal access to the integral garage.

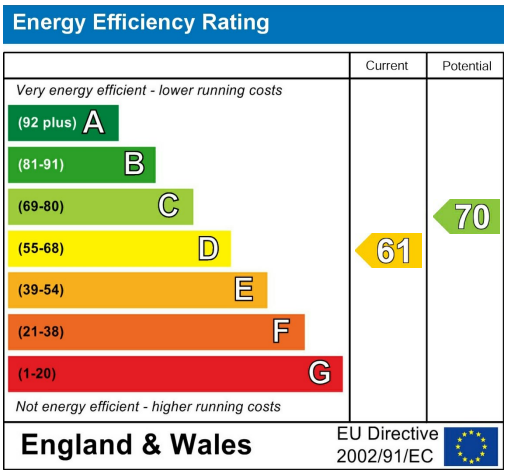
Stairs rise to the first-floor landing, providing access to five generously sized bedrooms, four of which can accommodate a double bed. The first floor also benefits from a spacious family bathroom and a separate shower room. Loft access is available from the landing.

To the front of the property is a driveway providing off-road parking for up to three cars. To the rear is an enclosed garden featuring a patio area, lawn, garden shed and established shrubbery.

## PROPERTY DETAILS

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







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