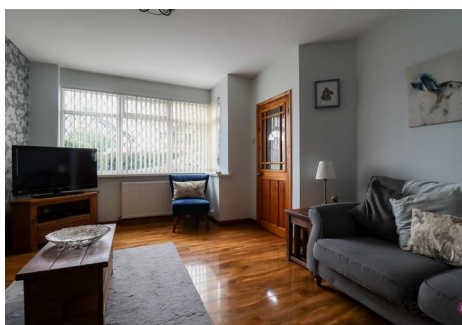


## Marketing Preview



**144 Alnwick Road, Sheffield, S12 2GH**

**£180,000**

**Bedrooms 3, Bathrooms 2, Reception Rooms 2**



**\*\* GUIDE PRICE £180,000 - £190,000 \*\*** A fantastic opportunity to purchase this ready to move into and extended three bedroom semi-detached property which is situated in a popular area. Offering two reception rooms, a utility room and a downstairs shower room. Also having a low maintenance private garden, off road parking and a shared driveway. Close to great amenities and tram routes. Perfect for first time buyers or small families alike!

## SUMMARY

**\*\* GUIDE PRICE £180,000 - £190,000 \*\*** A fantastic opportunity to purchase this ready to move into and extended three bedroom semi-detached property which is situated in a popular area. Offering two reception rooms, a utility room and a downstairs shower room. Also having a low maintenance private garden, off road parking and a shared driveway. Close to great amenities and tram routes. Perfect for first time buyers or small families alike!

Enter into the hallway with the stair rise to the first floor and a door to the lounge, which features a bay window to the front and double doors leading to the extended kitchen/diner. Further doors provide access to the downstairs shower room and a utility space with access to the rear garden.

The first floor comprises of two double bedrooms, a single bedroom and a bathroom.

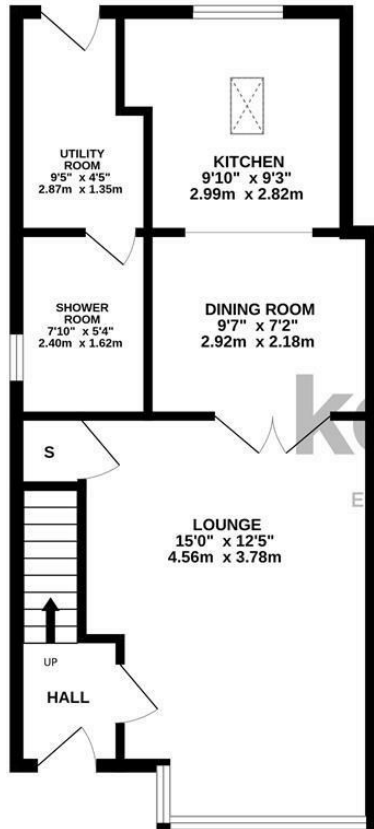
To the front of the property is off-road parking for one car and a shared driveway. The rear garden is enclosed and features a patio, lawn, and mature trees.

## PROPERTY DETAILS

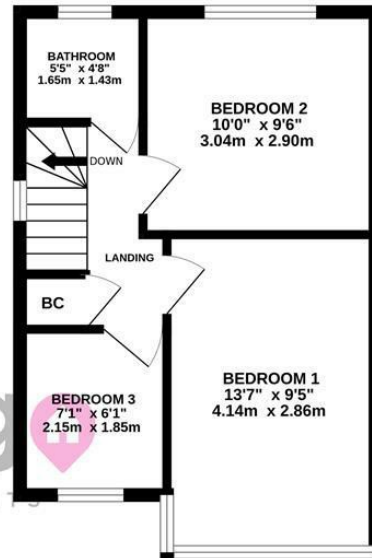
- LEASEHOLD, 713 YEARS REMAINING, £1.95PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

GROUND FLOOR



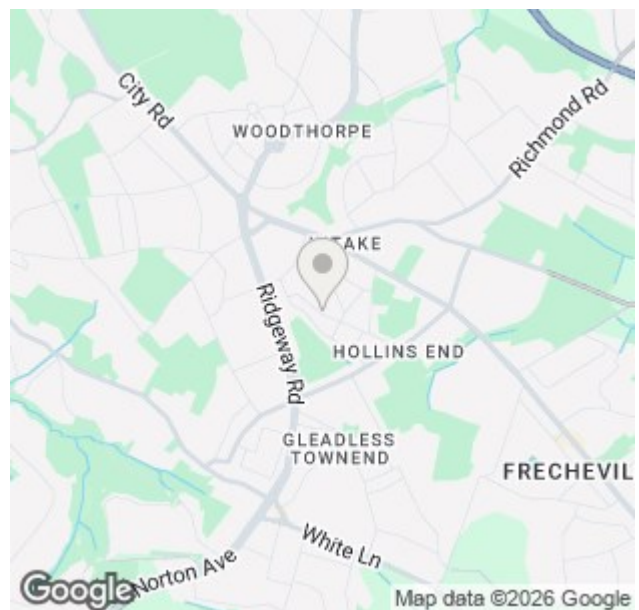
1ST FLOOR



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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 87        |
| (69-80) <b>C</b>                            | 69                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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