

Marketing Preview



25 Toll Bar Drive, Gladless, Sheffield, S12 2QX

£205,000

Bedrooms 3, Bathrooms 1, Reception Rooms null



A fantastic opportunity to purchase this three-bedroom semi-detached property, situated on a quiet road. The property benefits from an open-plan lounge/diner, enclosed rear garden, and off-road parking. Conveniently located close to local amenities and offering excellent road links to Sheffield City Centre and the M1 Motorway, this home is perfect for first-time buyers and families alike.

SUMMARY

A fantastic opportunity to purchase this three-bedroom semi-detached property, situated on a quiet road. The property benefits from an open-plan lounge/diner, enclosed rear garden, and off-road parking. Conveniently located close to local amenities and offering excellent road links to Sheffield City Centre and the M1 Motorway, this home is perfect for first-time buyers and families alike.

Enter into the hallway, which has stairs rising to the first floor and a door leading to the lounge/diner. The lounge benefits from a feature electric fire and a storage cupboard. Open to the dining area, there is space for a dining table, with sliding doors leading through to the kitchen. The kitchen is fitted with wall and base units, an oven, hob and extractor fan, space for a full-height fridge/freezer, and under-counter space for a washing machine and tumble dryer. A door provides access to the rear garden.

Stairs rise to the first-floor landing with doors leading to the three bedrooms and bathroom. Bedroom one is a double bedroom with a window to the front. Bedroom two is a double bedroom with a window overlooking the rear and fitted wardrobes. Bedroom three is a single bedroom with a window to the front. The bathroom is fitted with a wash basin, W/C, and bath.

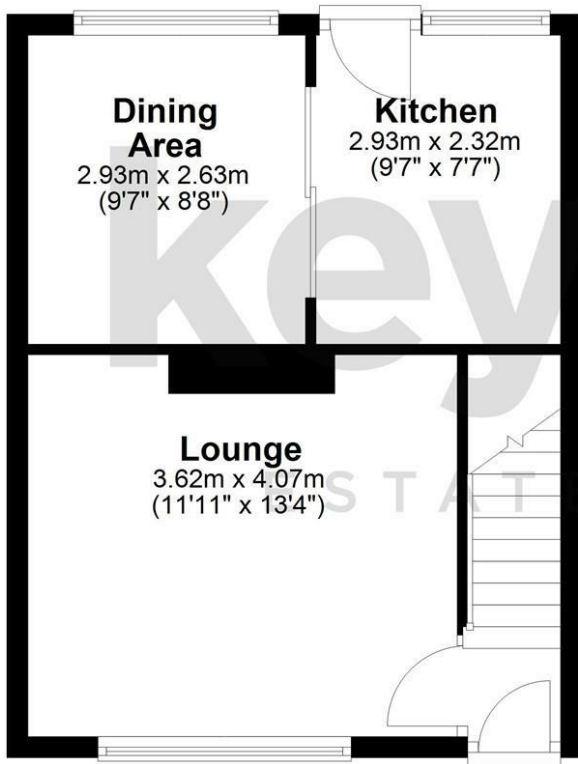
To the front of the property is a driveway providing off-road parking, along with a lawn area. To the rear is an enclosed garden featuring a lawn, two decked areas, and a pebbled feature area, all enclosed by fencing.

PROPERTY DETAILS

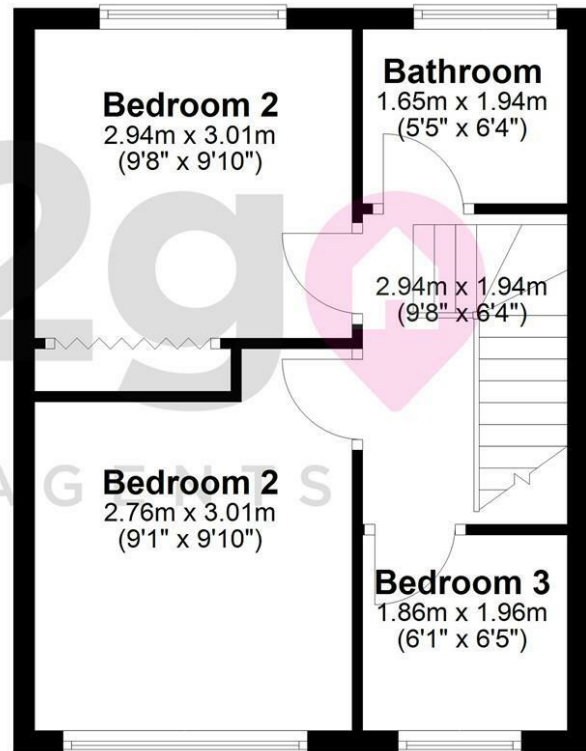
- LEASEHOLD, 137 YEARS REMAINING, £18PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Total area: approx. 66.7 sq. metres (718.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

