

## Marketing Preview



**30 Madehurst Road, Sheffield, S2 3PF**

**£190,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**





**\*\* GUIDE PRICE £190,000 - £200,000 \*\* NO CHAIN!** A fantastic opportunity to purchase this deceptively spacious three bedroom semi-detached property. Offering open plan living to the ground floor, a downstairs WC and having new flooring and painting throughout. Only minutes away by car to Sheffield City Centre and close to good bus routes. Close to the train station and amenities. Perfect for first time buyers or small families alike!

## SUMMARY

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Entrance into the porch with a, skylight, vinyl flooring, a utility cupboard and storage cupboard. Into the hallway with the stair rise to the first floor and a door to the downstairs WC. Benefiting from a spacious kitchen/diner which is open to the bright lounge.

The floor offers two double bedrooms, a single bedroom, an over stairs storage cupboard and a shower room.

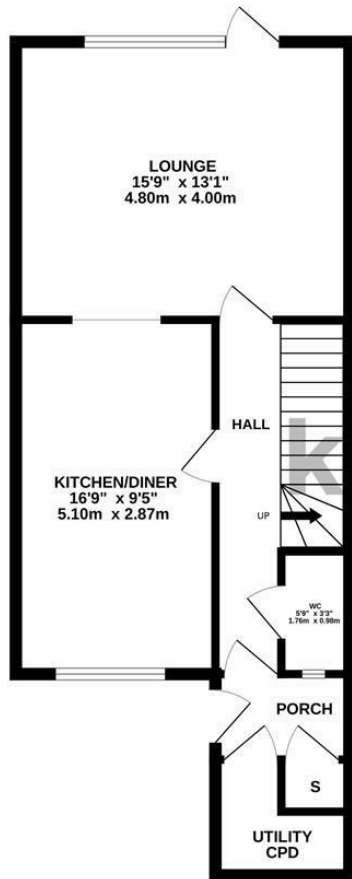
Situated on a corner plot with a large side area and a low maintenance, tiered rear garden with a patio.

## PROPERTY DETAILS

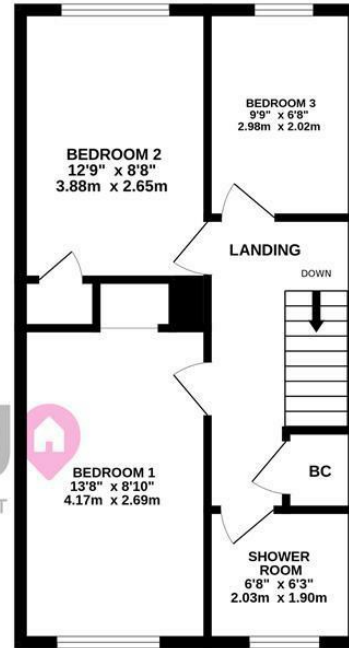
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE 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>		
(69-80) <b>C</b>		
(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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