

Marketing Preview



622 Arbourthorne Road, Sheffield, S2 2AT

£135,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CHAIN FREE!! A fantastic opportunity to purchase this two double bedroom end terraced property. Offering a private and generous sized rear garden and off road parking. Close to amenities and road links to the M1 Motorway and City Centre. Perfect for first time buyers!

SUMMARY

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HALLWAY

Enter via a uPVC door into the hallway with laminate flooring, neutral decor and a radiator. Door to the lounge and the stair rise to the first floor.

LOUNGE 11'3" x 13'5"

A spacious reception room with laminate flooring and a storage cupboard. Ceiling light, radiator and window. Door to the kitchen.

KITCHEN 14'6" x 8'8"

A modern and stylish kitchen fitted with ample wall and base units and contrasting worktops. Integrated oven and gas hob. Space for a washing machine and full height fridge freezer. Ceiling light, radiator and window. Vinyl flooring and door to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor, a window and a ceiling light. Access to the loft and doors to the two bedrooms and shower room.

BEDROOM ONE 11'3" x 12'6"

A double bedroom with neutral decor and carpeted flooring. A ceiling light, radiator and window. A storage cupboard and built in wardrobes.

BEDROOM TWO 8'2" x 9'7"

A second double bedroom with neutral decor and laminate flooring. A ceiling light, radiator and window.

SHOWER ROOM 5'11" x 6'5"

Comprising of a shower, sink and WC. Ceiling light, radiator and obscure glass window. Neutral tiled walls.

OUTSIDE

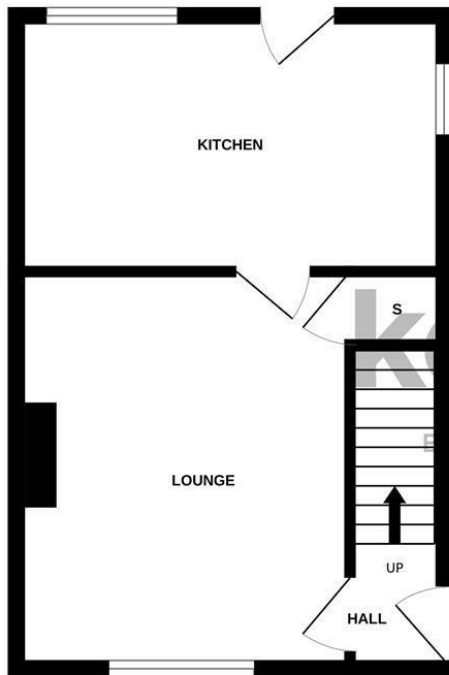
To the front of the property is a private, enclosed and low maintenance garden which is gated and has a path, shrubbery and an off road parking space.

To the rear of the property is a private, enclosed and generous sized garden with a patio area and shrubbery.

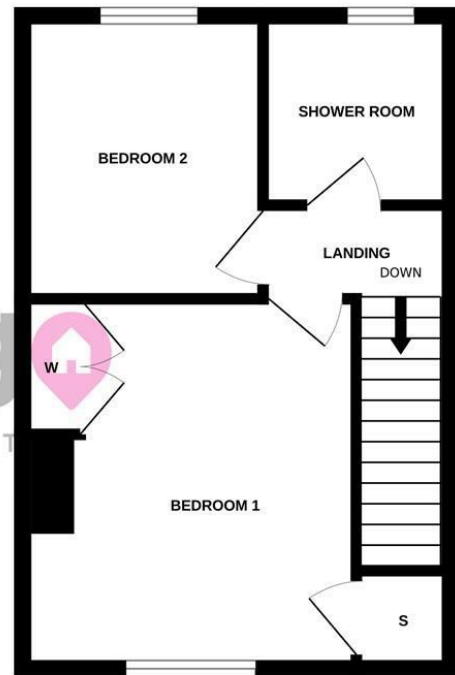
PROPERTY DETAILS

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

GROUND FLOOR
318 sq.ft. (29.6 sq.m.) approx.



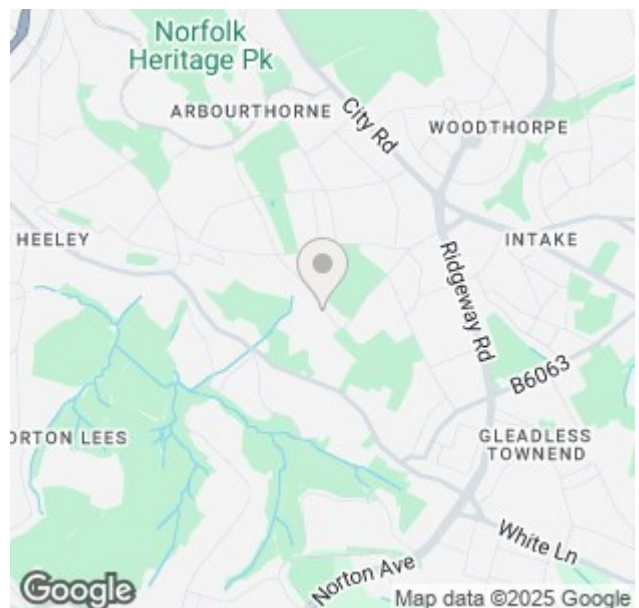
1ST FLOOR
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 sq.m.) approx.

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) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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