

## Marketing Preview



**1 Silkstone Road, Sheffield, S12 4RH**

**£170,000**

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





CHAIN FREE! A fantastic opportunity to purchase this three double bedroom semi-detached property. Offering a garage, off road parking, utility room and ample storage. Boasting masses of potential and being conveniently located close to public transport links. Close to local shops. amenities and schools. Perfect for first time buyers, couples or families alike!

## SUMMARY

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## HALLWAY

Enter via a uPVC door into the neutral decor, laminate flooring and a large under stairs storage cupboard. Ceiling light, radiator and stair rise to the first floor. Doors to the kitchen, lounge and utility room.

## LOUNGE 15'0" x 12'3"

A large and spacious reception room with neutral decor, a feature wallpapered wall and laminate flooring. Ceiling light, radiator and two windows. An electric fireplace and double doors to the kitchen.

## KITCHEN 15'0" x 8'8"

Fitted with ample wall and base units, worktops and tiled splash back. One and a half sink with a drainer. Space for a freestanding oven, fridge/freezer and dishwasher. Two ceiling lights, radiator and window. Vinyl flooring, space for a dining table and uPVC door to the rear.

## UTILITY ROOM 5'10" x 8'5"

Having fitted cupboards, neutral decor and vinyl flooring. Ceiling light window and boiler location.

## STAIRS/LANDING

A carpeted stair rise to the first floor spacious landing with neutral decor, a window and access to the loft. Doors to the three bedrooms, WC and bathroom.

## BEDROOM ONE 10'2" x 12'4"

A double bedroom with neutral decor, a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window. Storage cupboard and built in wardrobes.

## BEDROOM TWO 12'1" x 8'8"

A second double bedroom with neutral decor, vinyl flooring and a storage cupboard. Ceiling light, radiator and window.

## BEDROOM THREE 10'4" x 9'3"

A double bedroom with built in wardrobes. Ceiling light, radiator and window.

## BATHROOM 5'1" x 5'6"

Comprising of a bath with a shower, sink and vinyl flooring. Ceiling light, radiator and obscure glass window.

## WC 2'7" x 5'4"

Having a WC, vinyl flooring and part tiled walls. Ceiling light and obscure glass window.

## OUTSIDE

The property is situated on a large corner plot with a lawn area, shrubbery and off road parking for one car.

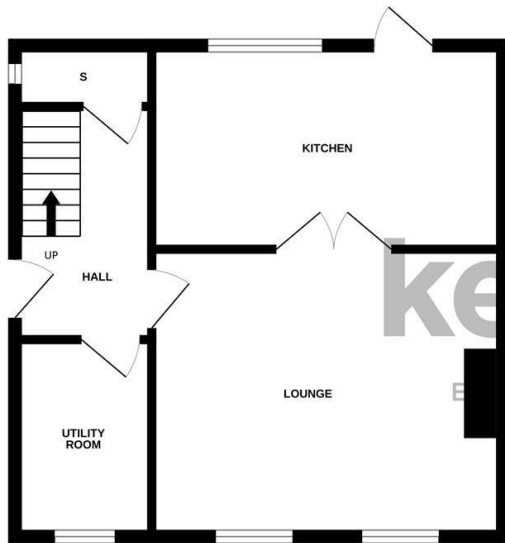
To the rear of the property is a private and enclosed garden with a patio area and a garage.

## PROPERTY DETAILS

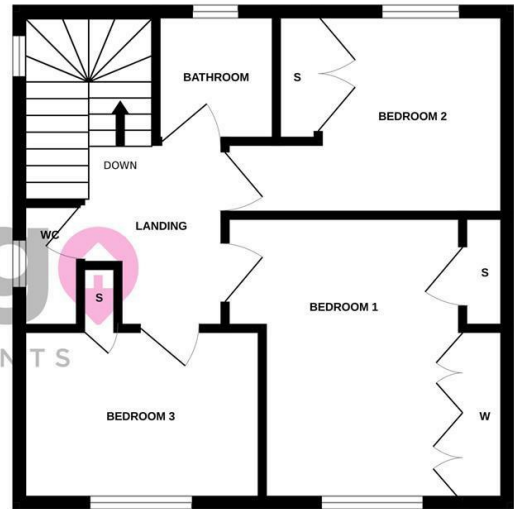
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL



GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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) <b>A</b>                          |                            | <b>81</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>                            | <b>24</b>                  |           |                                                                                     |
| (1-20) <b>G</b>                             |                            |           |                                                                                     |
| Not energy efficient - higher running costs |                            |           |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |  |

