

## Marketing Preview



**38 Meadow Gate Avenue, Sothall, Sheffield, S20 2PS**

**£190,000**

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



A beautifully presented two-bedroom semi-detached home, ideally positioned within a quiet cul-de-sac on this sought-after residential estate. Conveniently located for excellent transport links, including nearby bus and tram services, as well as easy access to Rother Valley Country Park, Crystal Peaks Shopping Centre, local schools, and a wide range of amenities.

The property benefits from a recently fitted, stylish kitchen, a modern shower room, and a conservatory providing additional versatile living space. Externally, there is a well-maintained rear garden and a generous driveway offering ample off-road parking, making this an ideal home for a range of buyers.

## SUMMARY

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A side lobby provides a practical entrance to the home, complete with a useful cloak cupboard for additional storage. From here, access is gained to the lounge, a cosy and inviting living space with an open stairway to the first floor. A bi-fold door leads through to the conservatory, offering additional versatile living accommodation.

To the front of the property is the stylish kitchen, featuring a front-facing window and an excellent range of wall and base units, providing ample storage and workspace.

Stairs rise to the first-floor landing, providing access to a spacious double bedroom positioned to the rear and a well-proportioned single bedroom to the front. The accommodation is completed by a modern shower room, with additional access to the loft space for further storage which has power lighting and is part boarded.

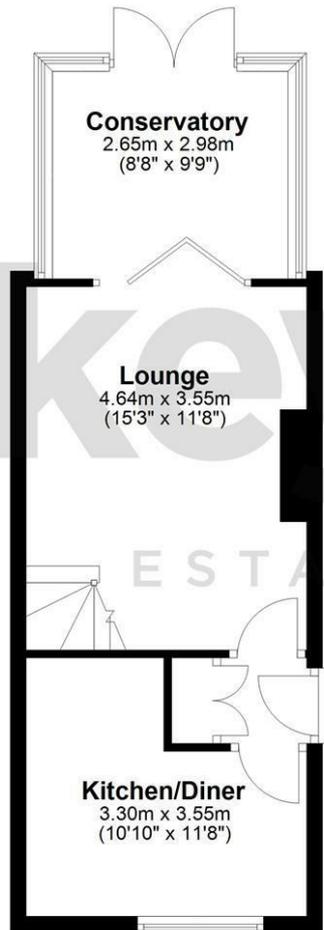
To the front, the property benefits from a driveway providing off-road parking for two cars. The driveway extends to the rear, where it leads to a low-maintenance, well-presented enclosed garden, offering a private and attractive outdoor space. There is also a shed in the garden which has power, lighting and connected to the house alarm.

## PROPERTY DETAILS

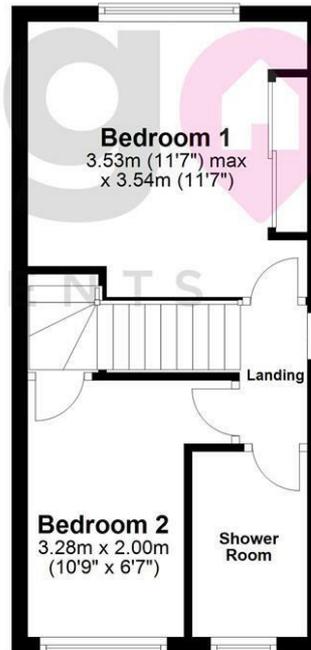
- FREEHOLD
- SHEFFIELD CITY COUNCIL
- COUNCIL TAX BAND A
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING

FOR ROOM MEASUREMENTS, PLEASE SEE FLOORPLAN

### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

