

## Marketing Preview



**Flat 3, 88 Fitzwalter Road, Sheffield, S2 2SL**

**£130,000**

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



CASH BUYERS ONLY!! CHAIN FREE! A fantastic opportunity to purchase this two double bedroom flat which is well presented throughout. Having a garage and a locked communal door. Close to public transport links, road links into to the City Centre and close to a good choice of local parks.

## SUMMARY

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## HALLWAY

Enter via a uPVC door into the welcoming hallway with neutral decor, carpeted flooring and a ceiling light. Storage cupboard and doors to the kitchen, lounge/diner, two bedrooms and shower room.

## LOUNGE/DINER 15'10" x 11'3"

A spacious reception room with neutral decor, laminate flooring and a fireplace. Ceiling light, radiator and window.

## KITCHEN 7'5" x 7'6"

A modern kitchen fitted with ample wall and base units, contrasting worktops and neutral decor. Space for a fridge/freezer, washing machine and oven. Ceiling light, window and vinyl flooring.

## BEDROOM ONE 12'9" x 10'4"

A double bedroom with neutral decor, laminate flooring and wardrobes. Ceiling light, radiator and window.

## BEDROOM TWO 7'6" x 10'5"

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

## SHOWER ROOM 6'4" x 7'1"

A stylish shower room having a walk in shower with glass sliding doors, a sink and a close coupled WC. Ceiling light, radiator and obscure glass window. Tiled walls and tiled flooring.

## OUTSIDE

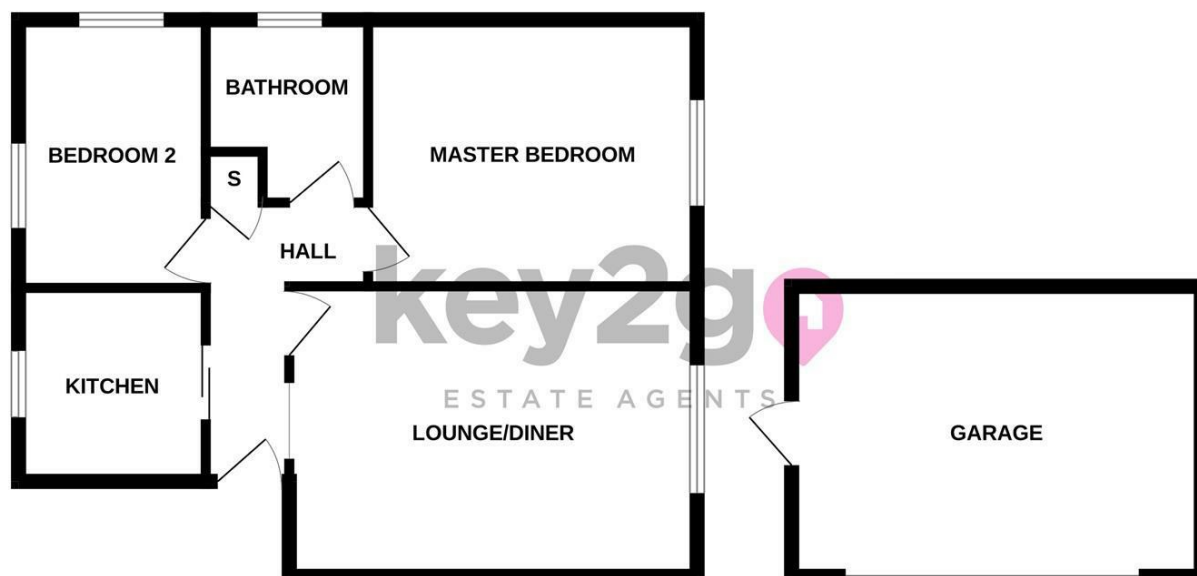
Having a communal garden area and shrubbery.

## PROPERTY DETAILS

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

GROUND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	66
(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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