

Marketing Preview



26 Jermyn Avenue, Sheffield, S12 4QA

£150,000

Bedrooms 2, Bathrooms 1, Reception Rooms 2



CHAIN FREE! Don't miss your opportunity to purchase this generous sized two double bedroom semi-detached property which is situated on a large plot with generous sized garden and boasts masses of potential. Close to local schools and main bus routes. Road links to the M1 Motorway and Sheffield City Centre. Perfect for first time buyers or families alike!

SUMMARY

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HALLWAY

Enter via a side uPVC door into the hallway with vinyl flooring and a ceiling light. Under stairs storage cupboard and meter cupboard. Doors to the kitchen and lounge.

KITCHEN 19'0" x 7'8"

Fitted with wall and base units and contrasting worktops. One and a half stainless steel sink with a drainer and mixer tap. Space for a freestanding cooker and under counter space for a washing machine and tumble dryer. Two ceiling lights, radiator and two windows to the front. Boiler location and door to the lounge.

LOUNGE 12'7" x 12'4"

Having a feature wallpapered chimney breast, carpeted flooring and a feature fireplace. Ceiling light, radiator and window to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a window, ceiling light and access to the loft. Doors to the two bedrooms, bathroom and WC.

BEDROOM ONE 12'11" x 9'8"

A double bedroom with carpeted flooring and two storage cupboards. Ceiling light, radiator and window to the front.

BEDROOM TWO 12'8" x 9'7"

A double bedroom with carpeted flooring and a storage cupboard. Ceiling light, radiator and two windows to the rear.

BATHROOM 5'9" x 6'7"

Comprising of a bath with an overhead electric shower and vanity wash basin. Ceiling light, radiator and obscure glass window. Acrylic sheeting to the walls and vinyl flooring.

WC 2'8" x 5'8"

Having a close coupled WC, a ceiling light and an obscure glass window. Part tiled walls and carpeted flooring.

OUTSIDE

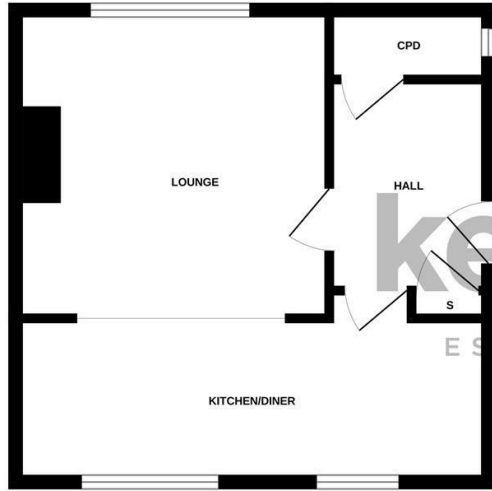
To the front of the property is a lawn area and a shared path to the door and rear.

To the rear of the property is a long and generous sized garden with a lawn, shrubbery and trees. Brick built outhouse.

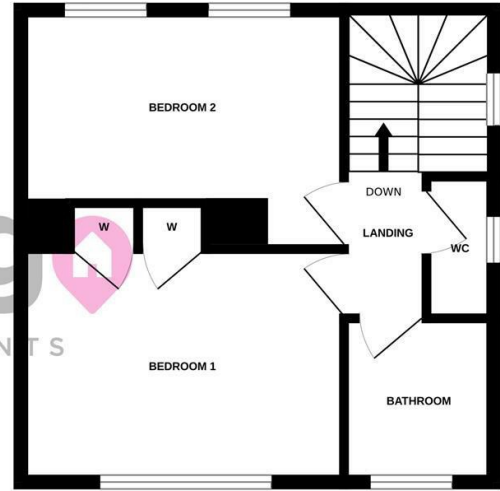
PROPERTY DETAILS

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

GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.8 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	73
England & Wales	EU Directive 2002/91/EC 	



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