

## Marketing Preview



**568 Herries Road, Sheffield, S5 8TR**

**£150,000**

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



**\*\* GUIDE PRICE £150,000 - £160,000 \*\* CHAIN FREE!** A fantastic opportunity to purchase this three bedroom terraced property which is situated on a popular road. Offering a newly fitted kitchen and a modern bathroom. Close to amenities and within a short distance to the Northern General Hospital. Perfect for first time buyers or investors!

## SUMMARY

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Enter into the hallway with stairs rising to the first floor and a door leading into the lounge, which features a fireplace. A further door leads to the kitchen, which is newly fitted with wall and base units, an oven, hob and extractor fan, along with a pantry. A door from the kitchen provides access to the rear garden.

Stairs rise to the first floor, providing access to the three bedrooms and the modern bathroom.

To the front of the property is steps up to the path leading to the front door and a lawn area. The rear is enclosed with a lawn area and plants.

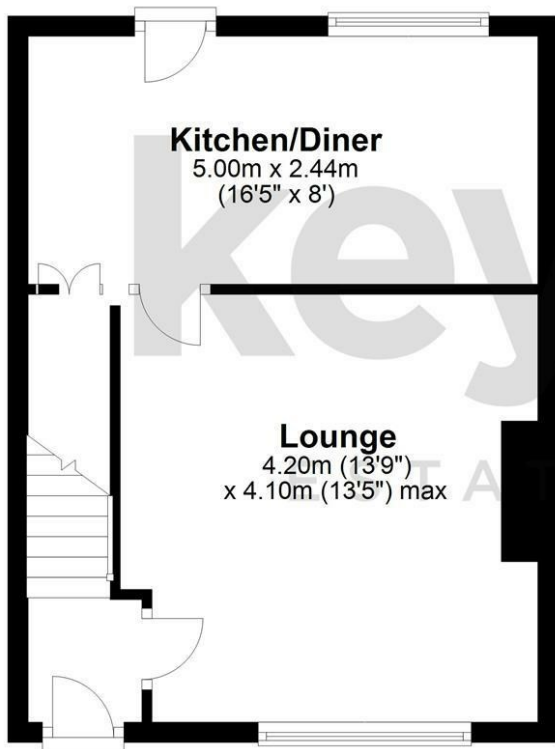
## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER FITTED 2025
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

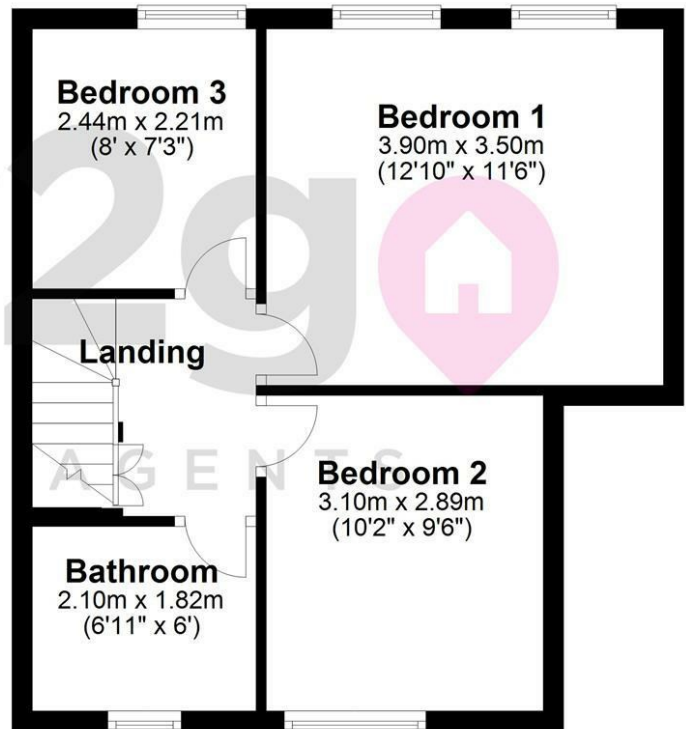
FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



## Ground Floor



## First Floor



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>		76
(55-68) <b>D</b>	61	
(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	

