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ESTATE AGENTS

Marketing Preview















53 Rufford Rise, Sothall, Sheffield, S20 2DW

£225,000

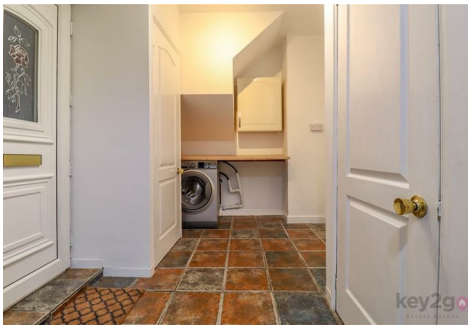
Bedrooms 3, Bathrooms 1, Reception Rooms 1





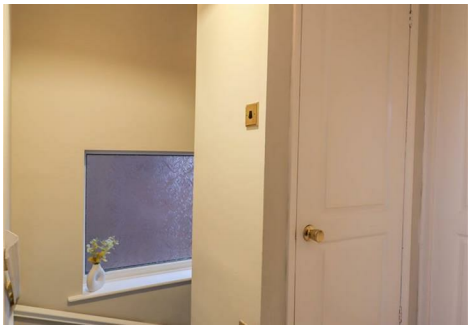









A rare opportunity to purchase this beautifully presented throughout three bedroom detached property which is situated in a sought after location. Offering a conservatory, off road parking for two cars and a well presented, enclosed and secure rear garden. Being close to shops and schools. Road links to the M1 Motorway and Sheffield City Centre. Perfect family home!

SUMMARY

A rare opportunity to purchase this beautifully presented throughout three bedroom detached property which is situated in a sought after location. Offering a conservatory, off road parking for two cars and a well presented, enclosed and secure rear garden. Being close to shops and schools. Road links to the M1 Motorway and Sheffield City Centre. Perfect family home!

Accessed via the side door, the ground floor boasts a cloak room and boiler room with storage underneath the boiler. A dining room with generous storage, space for a dining table, and a utility area. The kitchen is fitted with ample wall and base units, while the spacious lounge leads through double doors into a bright and airy conservatory—an ideal additional living space. The conservatory also benefits from double doors opening onto the rear garden of the property, which is totally enclosed by fencing and a further gate for security.

The first floor landing has built in shelved storage and gives access to the three bedrooms, all featuring neutral décor. Additional benefits include built-in storage and access to a boarded loft, providing excellent additional storage space. A modern and stylish bathroom completes the floor, fitted with a bath and shower, sink, and WC. The stairs, landing and bedroom one have newly fitted carpeted flooring and the bathroom has newly fitted flooring.

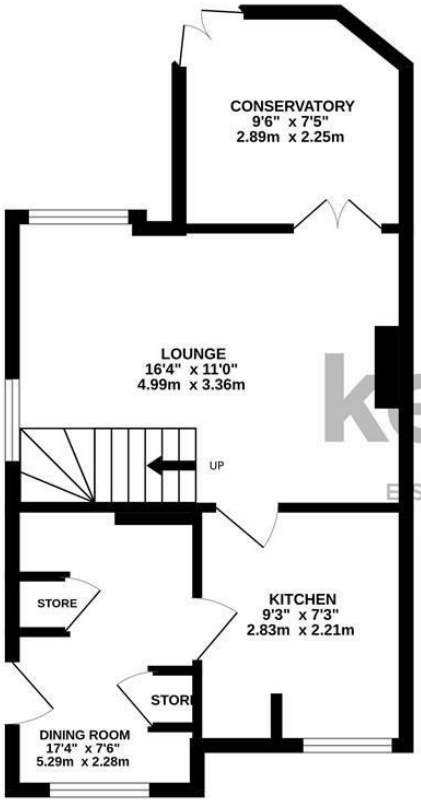
The front of the property is well-presented and gated, offering enhanced security and privacy. A paved driveway provides off-road parking for two cars, with a gate leading to the side entrance. To the rear is a generous, private, and landscaped garden which features both a patio and a lawn area, fully enclosed by fencing.

PROPERTY DETAILS

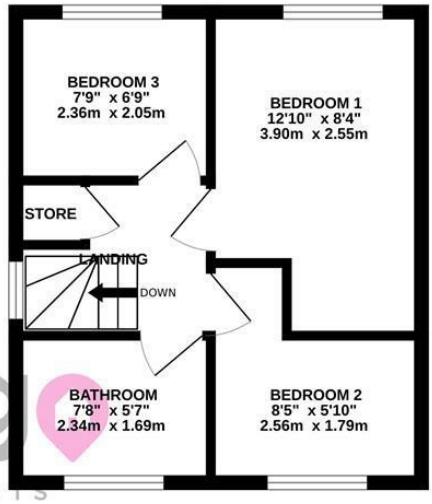
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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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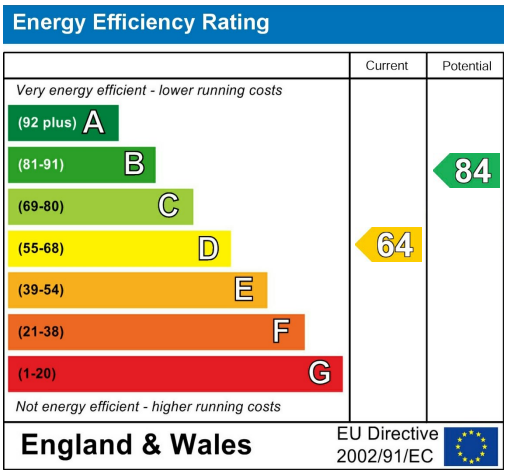



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