

## Marketing Preview



**51 Rushdale Road, Sheffield, South Yorkshire, S8 9QA**

**£235,000**

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



A fantastic opportunity to purchase this three-bedroom, freehold terraced property, ideally located in a popular residential area. The home features a low-maintenance garden, a modern kitchen, and a contemporary shower room. With excellent road links to the M1 motorway and Sheffield City Centre.

### LOUNGE

Step into the lounge, featuring painted walls, original floorboards, and a cosy log burner. A doorway leads to the hall, which provides access to the kitchen and the staircase rising to the first floor

### KITCHEN

The kitchen is fitted with a range of wall and base units complemented by worktops and tiled splashbacks. It features a large gas oven with a five-ring hob, a sink with drainer and mixer tap, and space for a washing machine. The room also houses the boiler and is finished with tiled flooring and painted walls. Additional features include a radiator, ceiling lighting, and a window providing natural light, while a door offers convenient access to the rear yard and the basement.

### STAIRS/LANDING

Having a clothes airer and doors to bedroom one, three and bathroom. A further stair rise to bedroom two.

### BEDROOM ONE

Having carpeted flooring, painted walls and storage cupboard. Ceiling light, radiator and window.

### BEDROOM THREE

Having neutral decor and carpeted flooring. Ceiling light, radiator and window.

### BATHROOM

Comprising of a shower cubicle, WC and pedestal sink. Ceiling light, ladder style radiator and window. Part tiled/part painted walls and a storage cupboard.

### BASEMENT

The property benefits from a professionally installed sump pump system, ensuring the area remains dry.

### OUTSIDE

To the rear, the property enjoys a private, low-maintenance yard, complete with a useful coal shed and an outdoor tap. The chimney has been flue-lined and is fitted with a wood-burning stove installed when the fireplace was added.

### PROPERTY DETAILS

- FREEHOLD
- UPVC DOUBLE GLAZED
- HIGH STRENGTH PVC FRONT DOOR
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL



TOTAL FLOOR AREA : 1178 sq.ft. (109.4 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>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(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	

