

## Marketing Preview



**1 Furnace Lane, Sheffield, S13 9XA**

**£170,000**

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



Attention First-Time Buyers!

A well-presented end-terrace property, ready to move into. The accommodation briefly comprises three bedrooms and two reception rooms. Externally, the property benefits from a landscaped rear garden and a garage for off-road parking to the rear.

Ideally located on a main bus route with excellent road links to the M1, Parkway and Sheffield City Centre, the property is also next to the train station and close to a wide range of local village amenities.

## SUMMARY

Attention First-Time Buyers!

A well-presented end-terrace property, ready to move into. The accommodation briefly comprises three bedrooms and two reception rooms. Externally, the property benefits from a landscaped rear garden and a garage for off-road parking to the rear.

Ideally located on a main bus route with excellent road links to the M1, Parkway and Sheffield City Centre, the property is also next to the train station and close to a wide range of local village amenities.

A useful hallway provides access to the lounge and kitchen/diner, with stairs rising to the first floor. The lounge is bright and airy and featuring a front-facing window. The modern kitchen/diner offers ample wall and base units with contrasting worktops and splashbacks, generous space for dining, a rear-facing window and a large storage cupboard. A door leads to the rear porch, providing access to the rear garden.

A good-sized, bright double bedroom is located to the front of the property. The second double bedroom sits to the rear and benefits from a cupboard housing the boiler. There is a single bedroom to the front. The bathroom is positioned to the rear and features a 'P'-shaped bath with overhead shower, vanity wash basin and a back-to-wall WC, with acrylic wall panelling and an obscure window.

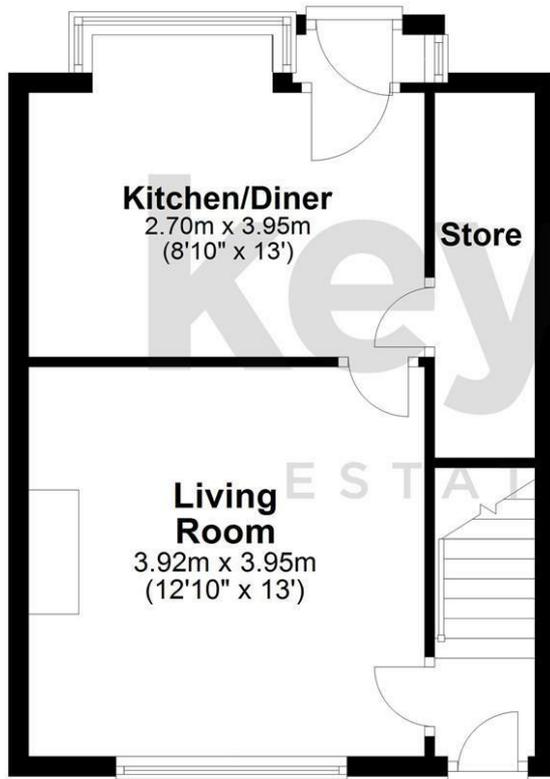
To the front of the property are steps leading to the front door with a raised lawn area. A side path provides access to the rear. The rear garden is low maintenance and enclosed with fencing, featuring a lawned area, decking and gated side access. The garage is accessed from a public side lane, with double gates providing access for storage or parking.

## PROPERTY DETAILS

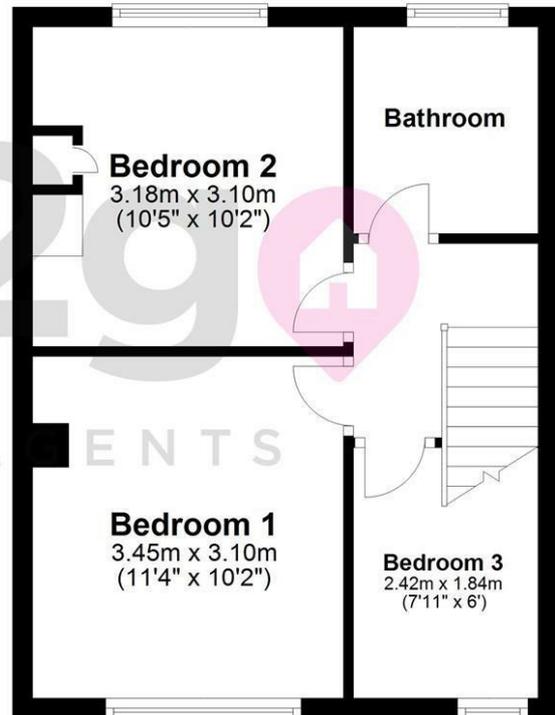
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>71</b>	<b>78</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

