

Marketing Preview



9 Raisen Hall Road, Sheffield, S5 7NA

£200,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



A fantastic and unique opportunity to purchase this three bedroom semi-detached property which is situated on a corner plot and boasts masses of potential. Offering two reception rooms, off road parking and a low maintenance garden to the rear. Also having a larger than average garage with internal access. Close to Sheffield hospitals and road links to the M1 Motorway. Perfect for first time buyers or families alike!

SUMMARY

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Enter into the hallway which has an under stairs storage cupboard with integral access to the large garage. Doors to the two reception rooms and the kitchen which overlooks the rear garden.

The first floor has two double bedrooms and a single bedroom. The property also has a separate WC and bathroom.

The property is situated on a corner plot which is fully enclosed by a low rise wall and fencing. Having a double gate leading to the driveway which has access to the large garage with power and lighting. a patio area towards to the front door and access to the rear garden. The rear of the property is enclosed and well maintained with decking, a lawn and a patio.

PROPERTY DETAILS

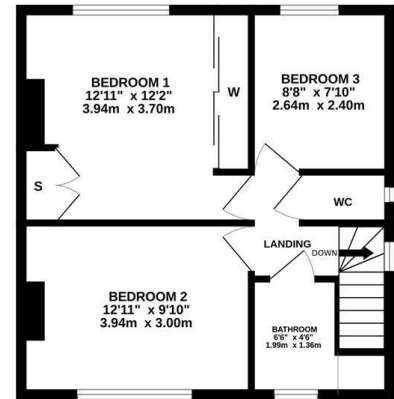
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN

GROUND FLOOR



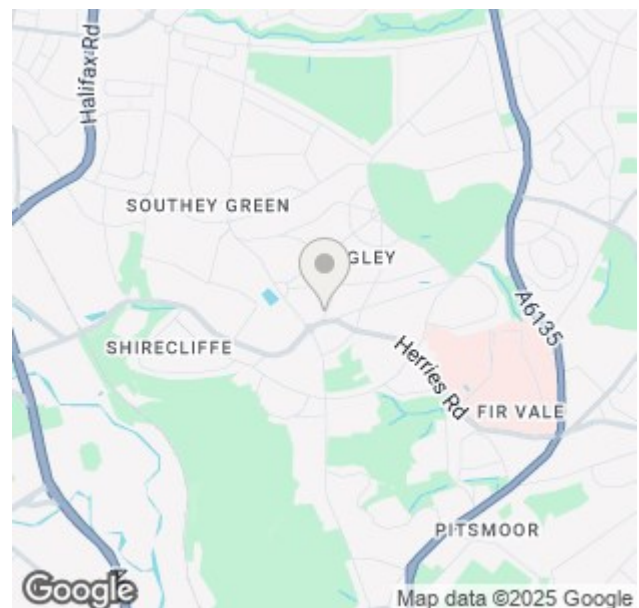
1ST FLOOR



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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