

Marketing Preview



83 Maple Grove, Sheffield, S9 4AQ

£140,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



NO CHAIN! A fantastic opportunity to purchase this two bedroom end terrace property which is situated on a popular estate. Offering a generous sized garden and off road parking. Close to the Parkway and M1 with ideal road links to Sheffield City Centre. Perfect for first time buyers!

SUMMARY

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KITCHEN 9'10" x 16'4"

Enter via uPVC door into the kitchen which is open plan and fitted with wall and base units and worktops. Stainless steel sink. Space for a freestanding cooker and under counter space for a washing machine. Under stairs storage cupboard. Ceiling strip light, ceiling light, radiator and window to the rear. Poly tiles to the ceiling and vinyl flooring. Two doors to the lounge and stable style uPVC door to the rear.

LOUNGE 10'11" x 15'1"

A bright and spacious reception room with textured walls, carpeted flooring, poly tiles to the ceiling and a brick fireplace. Ceiling strip lighting, radiator and dual aspect windows.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a gas heater, obscure glass window and access to the loft. Doors to the two bedrooms and shower room.

BEDROOM ONE 9'10" x 15'1"

A generous sized double bedroom with textured walls, carpeted flooring and poly tiles to the ceiling. Two ceiling lights, gas heater, radiator and dual aspect windows.

BEDROOM TWO 10'8" x 6'11"

A single bedroom with textured walls, carpeted flooring and poly tiles to the ceiling. Ceiling light, gas heater and window to the rear. Boiler location.

SHOWER ROOM 10'6" x 5'1"

Comprising of a shower cubicle with an electric shower, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Poly tiles to the walls, part tiled walls and vinyl flooring. Over stairs storage space and storage cupboard.

OUTSIDE

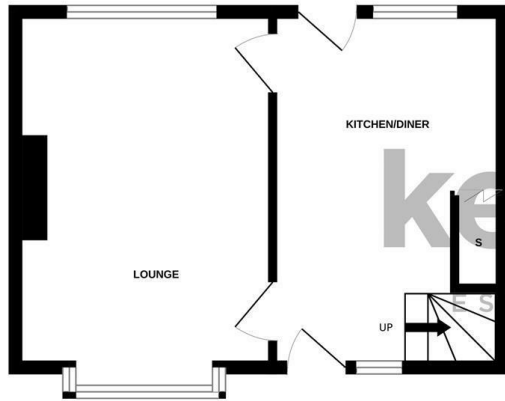
To the front of the property is secure iron gates and a wall leading to the patterned concrete driveway. Second double gates to the rear.

To the rear of the property is a large, enclosed garden with a continued patterned patio area, pebbled area and flower beds. Shed, fencing to the boundary and plants.

PROPERTY DETAILS

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

GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



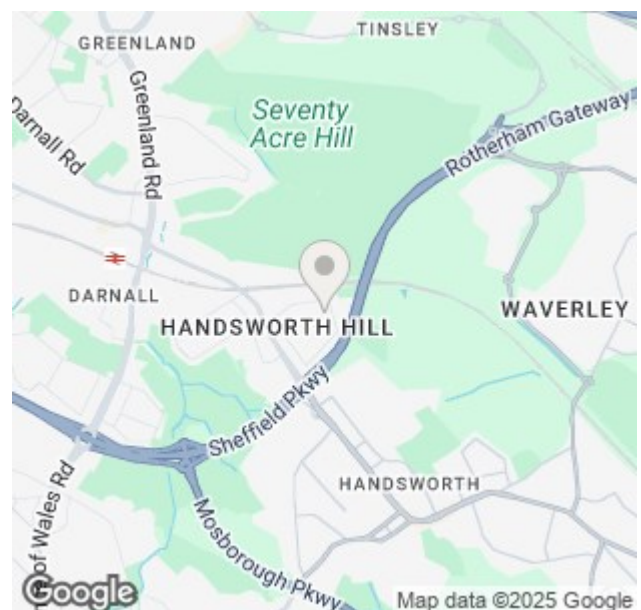
1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 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) A		82
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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