

Marketing Preview



14 Ardsley Close, Owlthorpe, Sheffield, S20 6SS

£125,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



A fantastic opportunity to purchase this two bedroom first floor flat which has its own entrance and is tucked away on a cul-de-sac. Being deceptively spacious and beautifully presented throughout. Offering an open plan lounge/diner, a garden to the front and two allocated parking spaces. Close to amenities and road links to the City Centre and m1 Motorway. Perfect for first time buyers or small families!

SUMMARY

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HALLWAY

Enter via uPVC door into the hallway which has a carpeted stair rise up to the flat, wall lights and a radiator. Door to the lounge.

LOUNGE/DINER 15'7" x 20'5"

A spacious and open plan reception room with neutral decor and a fireplace. Three wall lights with dimmable switches, two radiators and a window with lovely views. Door to the kitchen.

KITCHEN 5'5" x 8'1"

A stylish kitchen fitted with ample wall and base units and contrasting worktops. Integrated oven, gas hob and extractor fan. Integrated fridge/freezer and washing machine. Neutral decor and laminate flooring.

LANDING

Having neutral decor, carpeted flooring and wall lights with dimmable switches. Doors to the bathroom and two bedrooms.

BEDROOM ONE 8'7" x 10'7"

A double bedroom with carpeted flooring and fitted wardrobes. Ceiling light, radiator and window.

BEDROOM TWO 6'9" x 7'5"

A second generous sized single bedroom with neutral decor, carpeted flooring and a storage cupboard which has space and plumbing for a tumble dryer. Ceiling light, radiator and window. Loft hatch with a pull down ladder leading to a partially boarded loft space which offers a huge amount of storage.

BATHROOM 6'8" x 5'4"

A stylish bathroom having a bath with a handheld shower, sink and close coupled WC. Radiator and extractor fan. Tiled walls and neutral decor.

PROPERTY DETAILS

- LEASEHOLD, 83 YEARS REMAINING, GROUND RENT £20PA, NO SERVICE CHARGE
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 538 sq.ft. (50.0 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		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(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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