

Marketing Preview



50 Alport Place, Sheffield, S12 4RW
£160,000
Bedrooms 2, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE £160,000 - £170,000 **** Perfect first time buyer home! This modern two double bedroomed semi-detached property sits on a quiet road and features a stylish kitchen/diner with ample built-in storage. It offers a larger than average rear garden and is set in a sought after area close to schools and amenities, with good road links to the M1 Motorway and Parkway.

SUMMARY

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Side door opens into a welcoming hallway with a meter cupboard and large understairs storage cupboard. Stairs rise to the first floor. Door leads to the kitchen/diner with windows to the front and a high gloss kitchen. The lounge is to the rear with patio doors opening to the garden.

Landing with doors to two large double bedrooms to the front and rear, a separate bathroom and WC, and loft access.

Shared pathway to the frontage with lawn.

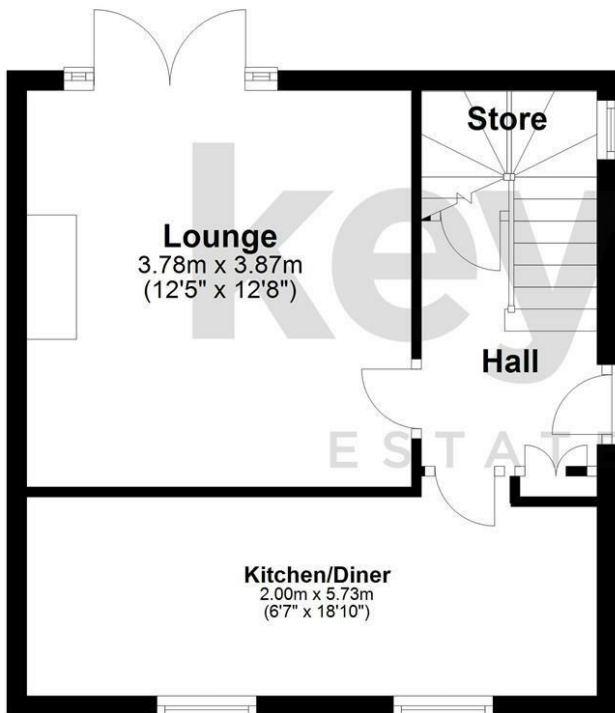
Rear garden features a patio with pergola, brick built outhouse, second patio, lawn and pebbled area, with hedging and mature trees, and is not overlooked.

PROPERTY DETAILS

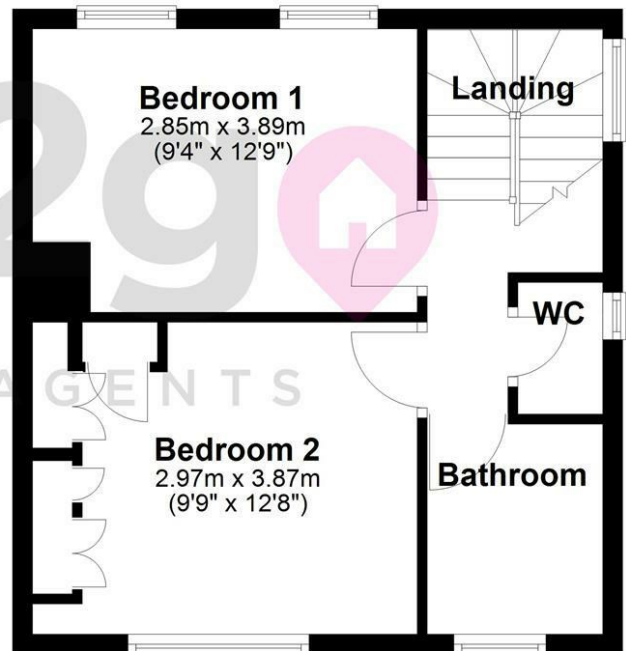
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

