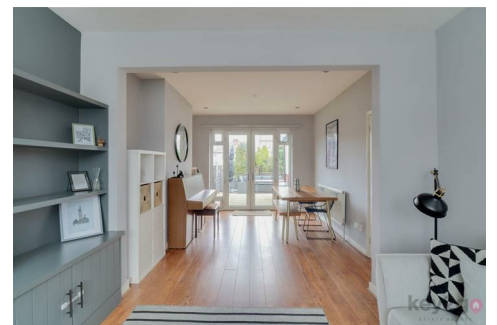




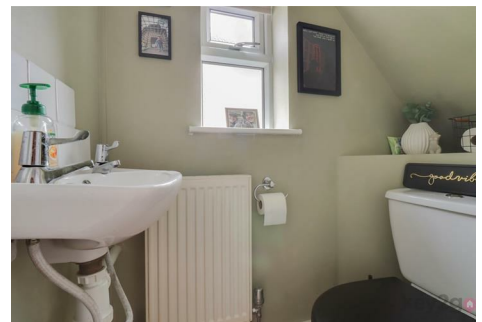
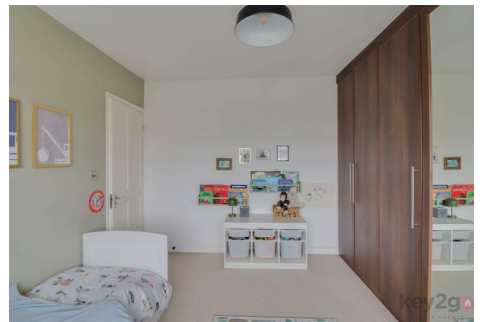
## Marketing Preview



**10 Kirkby Avenue, Gladless, Sheffield, S12 2LU**

**£270,000**

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



**\*\* GUIDE PRICE £270,000 - £280,000 \*\*** A viewing is essential to fully appreciate this beautifully presented three bedroom semi-detached property, situated on a good sized plot. Offering stunning décor throughout, a modern kitchen, downstairs WC, spacious lounge/diner and a stylish bathroom. The property also benefits from off road parking and an extensive, generously sized rear garden. Ideally located close to amenities and with excellent road links to the City Centre, making it perfect for first time buyers or families alike.

## SUMMARY

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Enter into the welcoming hallway with stairs rising to the first floor and doors leading to the lounge/diner, breakfast kitchen and downstairs WC. The lounge/diner is a large and bright reception room with patio doors opening onto the rear garden. The breakfast kitchen is modern and stylish, fitted with ample wall and base units, a wine fridge, breakfast bar, space for a full height fridge/freezer and a range cooker. The downstairs WC comprises a wash basin and WC.

Stairs rise to the first floor landing with doors to the three bedrooms and the bathroom. Bedroom one is a large and bright double bedroom with a large window to the front. Bedroom two is also a good sized double bedroom, benefiting from ample fitted wardrobes and a large window. Bedroom three is a single bedroom with a window overlooking the front. The bathroom comprises a bath, shower cubicle, wash basin and WC.

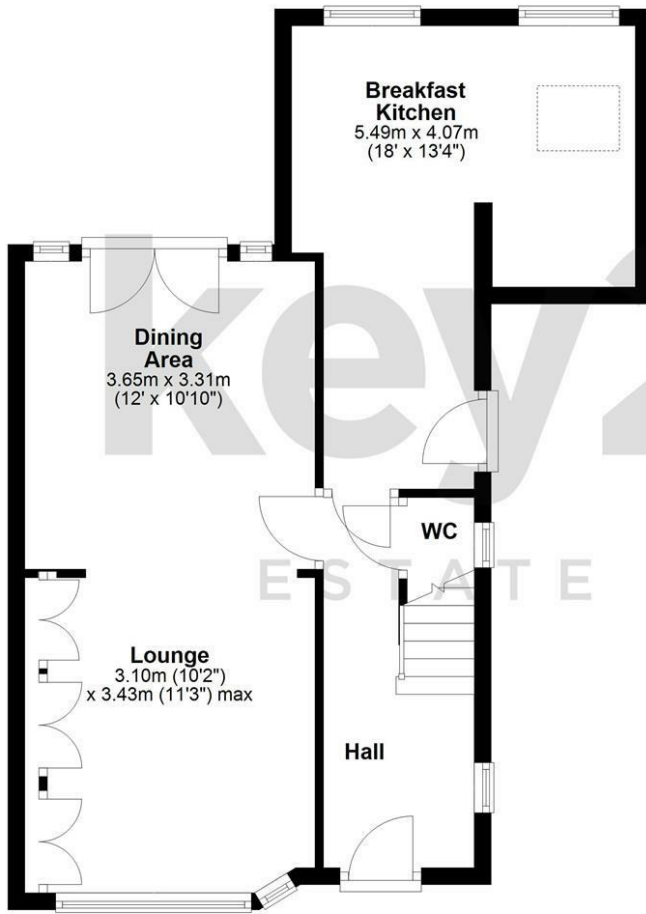
To the front of the property is a driveway providing off road parking for two to three cars. To the rear is an enclosed, well maintained tiered garden featuring a large decking area with steps down to a generous lawn, which in turn leads to a spacious patio area.

## PROPERTY DETAILS

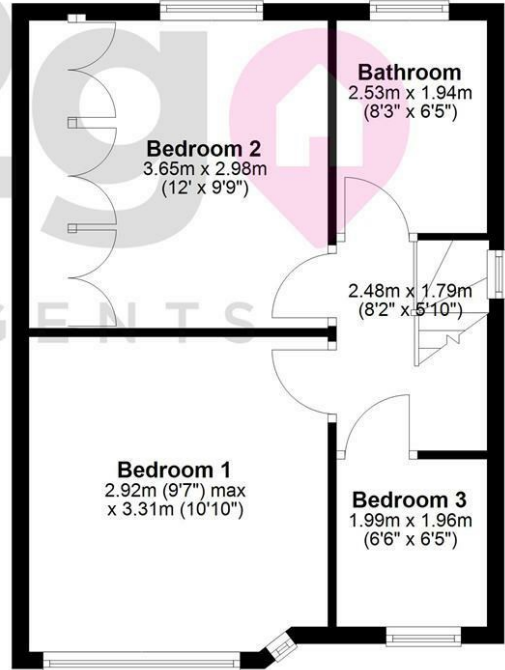
- LEASEHOLD, 726 YEARS REMAINING, £4PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL

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>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

