

Marketing Preview



30 Chestnut Avenue, Sheffield, S9 4AP

£165,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CHAIN FREE! A fantastic opportunity to purchase this well-presented two double bedroom end terraced home, ideally located in a popular residential area. The property features a modern kitchen, a bright conservatory, off-road parking, a garage, and an enclosed rear garden. Conveniently situated close to local amenities and offering excellent road links to the city centre, this home is ideally suited to first-time buyers, small families, or investors.

SUMMARY

CHAIN FREE! A fantastic opportunity to purchase this well-presented two double bedroom end terraced home, ideally located in a popular residential area. The property features a modern kitchen, a bright conservatory, off-road parking, a garage, and an enclosed rear garden. Conveniently situated close to local amenities and offering excellent road links to the city centre, this home is ideally suited to first-time buyers, small families, or investors.

Enter into the hallway, which has stairs rising to the first floor and doors leading to the lounge, kitchen, and a useful storage cupboard. The lounge is bright and spacious, featuring a fireplace and sliding doors opening into the conservatory. The conservatory provides an excellent additional living space, with double doors leading out to the rear garden. The kitchen is modern and fitted with a range of wall and base units, an oven, hob, and extractor fan, along with space for a washing machine, tumble dryer, and fridge. A door provides access to the side of the property, as well as to a useful storage cupboard.

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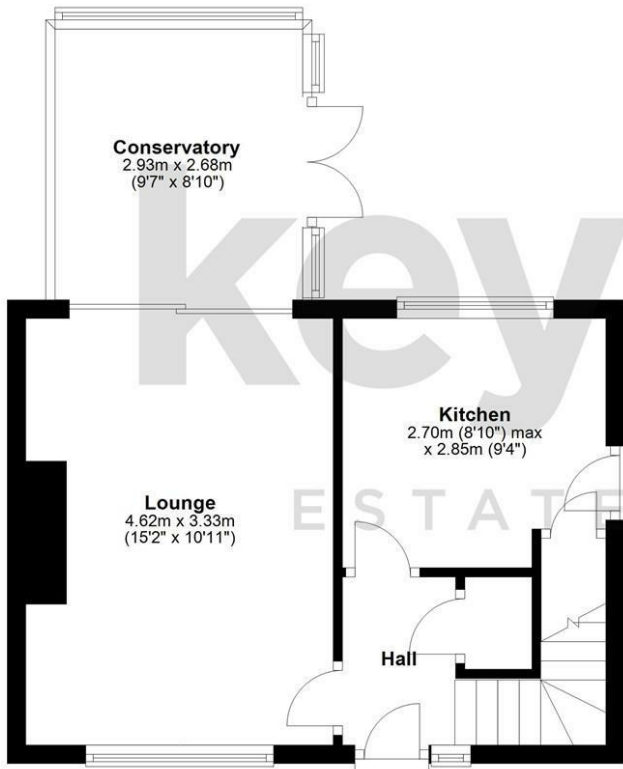
To the front of the property is off-road parking and a pebbled frontage, bordered by shrubbery. To the rear, the property benefits from a garage, a patio area, a lawn, and a further patio area, all enclosed by shrubbery with gated access to the front.

PROPERTY DETAILS

- LEASEHOLD, 908 YEARS REMAINING, £0PA GROUND RENT
- 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



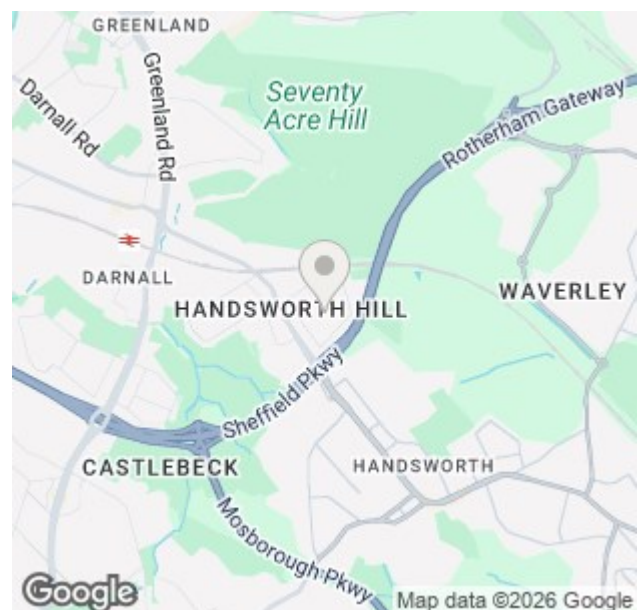
First Floor



Total area: approx. 65.3 sq. metres (703.3 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(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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