



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

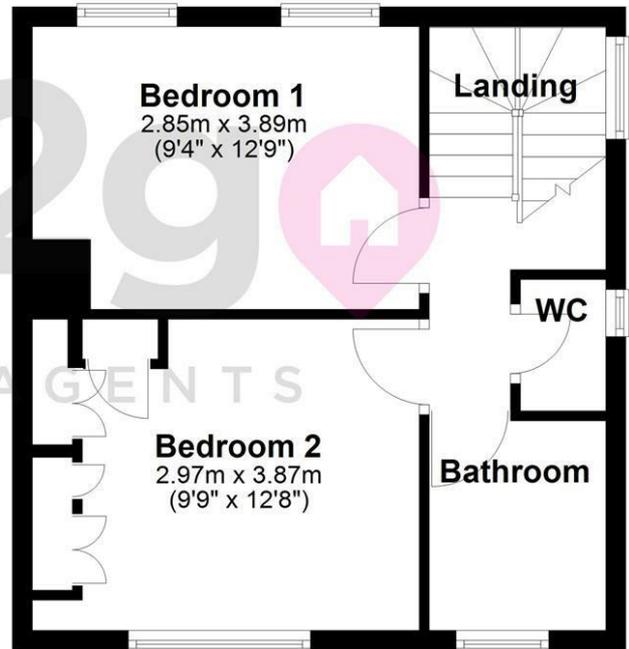
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

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 | |

