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ESTATE AGENTS

Marketing Preview















71 Rodger Road, Sheffield, S13 7RG

£200,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1

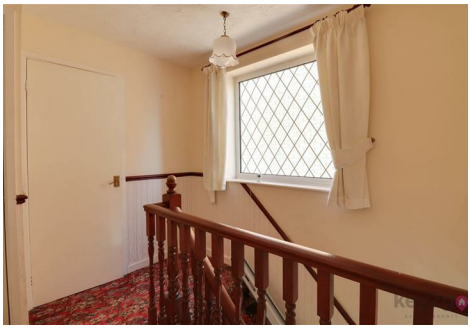















CHAIN FREE!! A fantastic opportunity to purchase this three-bedroom semi-detached property, situated on a quiet road. The property offers a large lounge/diner, an enclosed rear garden and off-road parking. Located close to a range of local amenities, the property also boasts plenty of potential, making it an ideal purchase for first-time buyers or families alike.

SUMMARY

CHAIN FREE!! A fantastic opportunity to purchase this three-bedroom semi-detached property, situated on a quiet road. The property offers a large lounge/diner, an enclosed rear garden and off-road parking. Located close to a range of local amenities, the property also boasts plenty of potential, making it an ideal purchase for first-time buyers or families alike.

The property is entered via a useful porch, which leads through to the welcoming hallway. Stairs rise to the first floor, with doors leading to the lounge/diner and kitchen. The generously sized lounge/diner features a charming electric fireplace and patio doors opening onto the rear garden, creating a bright and inviting living space. The kitchen is fitted with a range of wall and base units, offering ample storage and workspace. There is space beneath the worktops for a fridge, freezer and washing machine/tumble dryer, along with space for a freestanding cooker and an extractor fan. A door provides access to useful under-stairs storage, while a further door leads to the rear garden.

The first-floor landing has a window providing natural light, with doors leading to three bedrooms, the family bathroom and a useful storage cupboard. Bedroom one is a good-sized double bedroom with a front-facing window and fitted wardrobes. Bedroom two is another double bedroom, featuring fitted wardrobes and drawers and a window overlooking the rear. Bedroom three is a single bedroom with a window to the front. The generously sized family bathroom is fitted with a bath with an overhead electric shower, wash basin and WC.

To the front of the property is a lawned garden with a selection of established plants, together with a driveway running alongside the property and providing access to the rear.

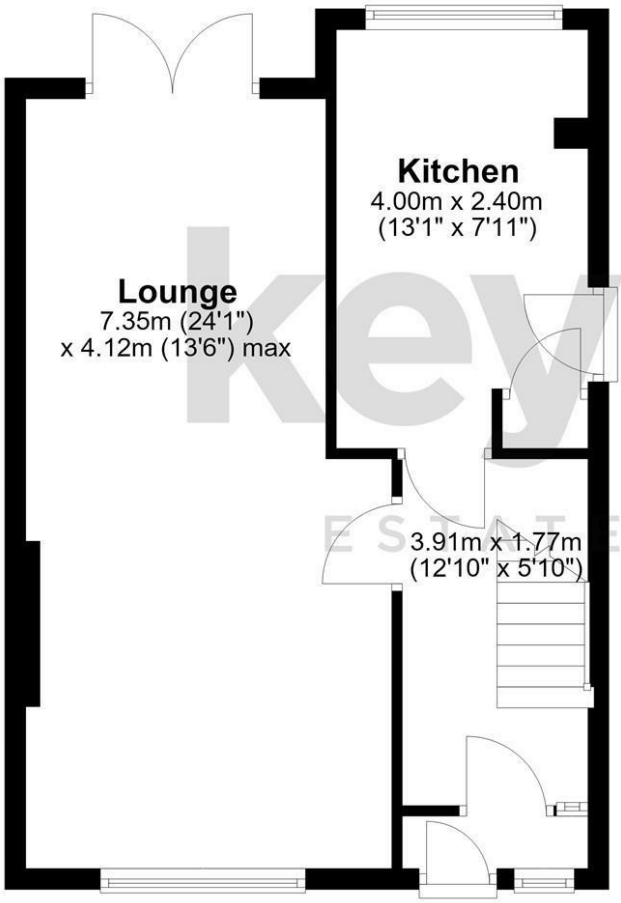
The enclosed rear garden offers a pleasant outdoor space, featuring a patio area, lawn, shed and a variety of plants and shrubs.

PROPERTY DETAILS

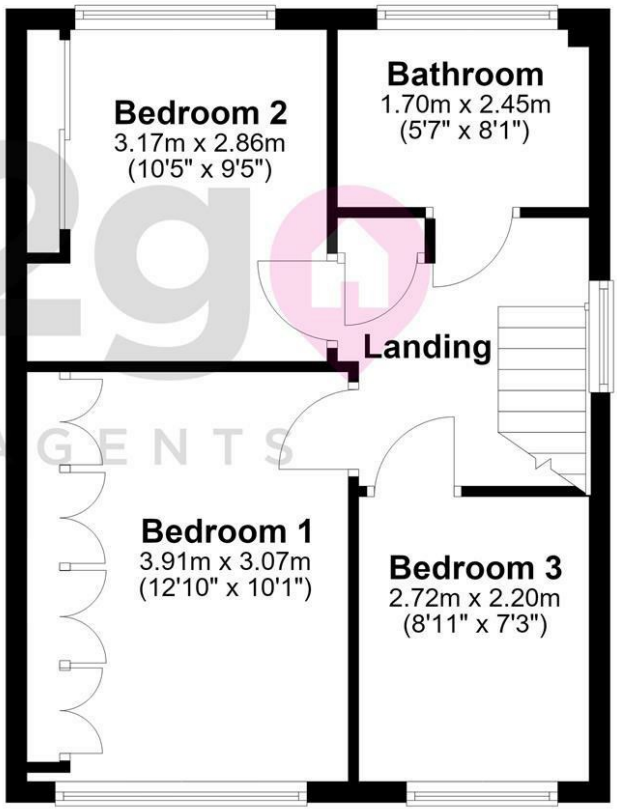
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ALL MEASUREMENTS PLEASE SEE FLOOR PLAN

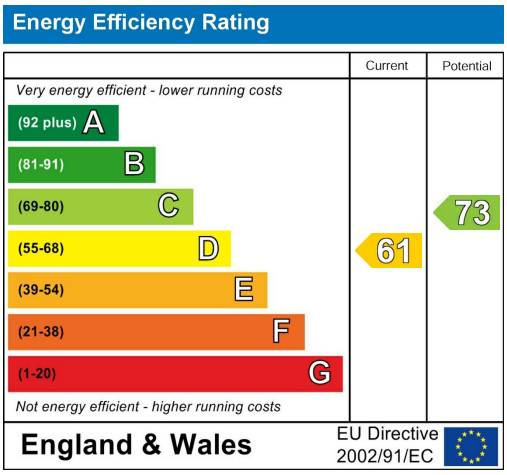
Ground Floor



First Floor



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