

Marketing Preview



4 Seaton Way, Sheffield, S2 1WA

£160,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



A fantastic opportunity to purchase this two double bedroom semi-detached property which is spacious throughout. Offering an open plan kitchen/diner, conservatory and private rear garden. Close to amenities and road links to the City Centre. Perfect for first time buyers, small families and investors!

SUMMARY

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HALLWAY

A spacious hallway with tiled flooring, two storage cupboards and a stair rise to the first floor. Door to the kitchen diner.

KITCHEN/DINER 6'6" x 18'11"

An open plan kitchen/diner with ample wall and base units and contrasting worktops. Integrated fridge/freezer, dishwasher and washing machine. Oven, hob and extractor fan. Two ceiling lights, radiator and window. Tiled flooring and doors to the lounge and conservatory.

LOUNGE 12'5" x 12'9"

A spacious reception room with laminate flooring. Ceiling light, radiator and window.

CONSERVATORY 12'1" x 11'7"

A spacious extra living space with laminate flooring, a ceiling light and under floor heating. Double doors to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light and doors to the two bedrooms and bathroom.

BEDROOM ONE 9'7" x 12'10"

A double bedroom with laminate flooring and access to the loft. Spotlighting. radiator and window.

BEDROOM TWO 9'5" x 12'9"

A second double bedroom with carpeted flooring. Ceiling light, radiator and window.

BATHROOM 6'4" x 5'9"

Comprising of a bath with a shower, a sink with storage and vinyl flooring. Spotlighting, radiator and obscure glass window.

WC 5'7" x 2'9"

Comprising of a WC, neutral decor and vinyl flooring. Ceiling light and obscure glass window.

OUTSIDE

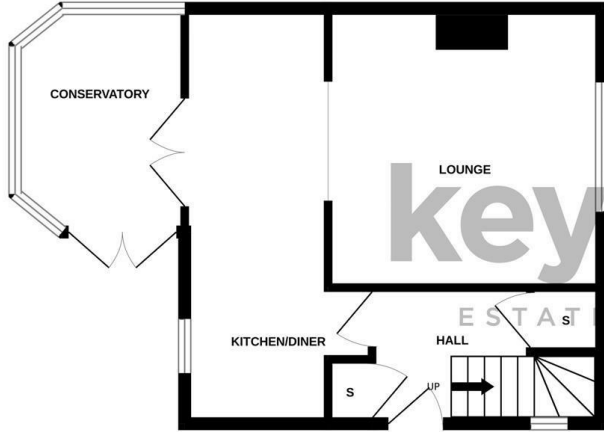
To the front of the property is a low maintenance, gated garden with a path to the front door.

To the rear of the property is private, generous sized and enclosed garden with a lawn area and patio.

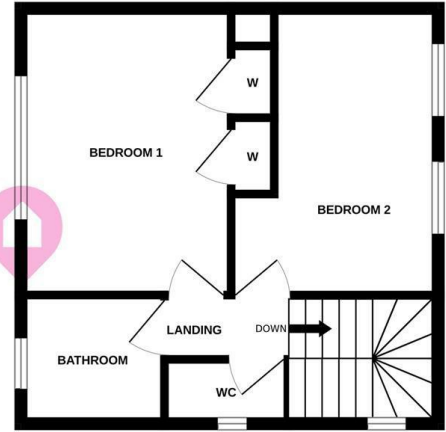
PROPERTY DETAILS

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

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



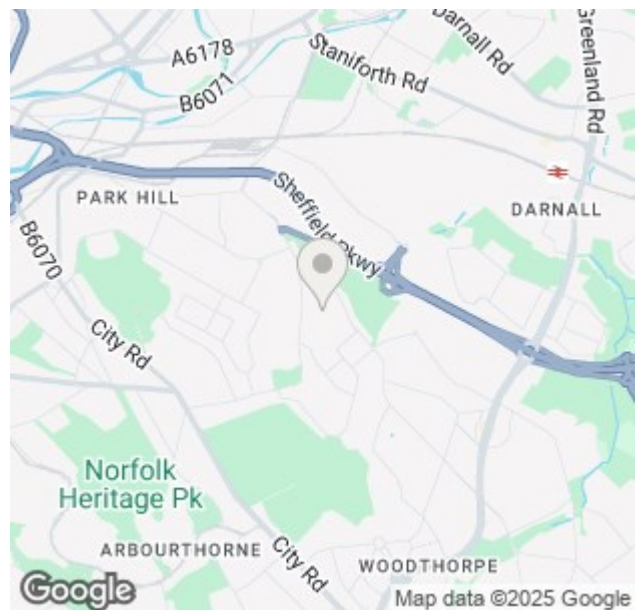
1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk <https://www.key2go.co.uk>