

Marketing Preview



30 Alport Road, Sheffield, S12 4RX

£180,000

Bedrooms 2, Bathrooms 1, Reception Rooms 2



**** GUIDE PRICE £180,000 - £190,000 ** CHAIN FREE!** An excellent opportunity for a first-time buyer or small family, this well-presented two-bedroom home benefits from a generous rear garden backing onto Shirebrook Valley Nature Reserve, offering beautiful woodland walks right on the doorstep. The property features an extended off-shot kitchen, a conservatory, two well-proportioned reception rooms, and a stunning modern shower room. Ideally situated in a sought-after location, it is conveniently close to Frecheville's local amenities and a choice of well-regarded schools.

SUMMARY

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Hallway with stairs rising to the first floor. Door to the lounge with a feature fireplace and walk-in bay window to the front. A door leads to the dining area, which is open plan to the modern kitchen with a rear window offering woodland views. From the kitchen, there is an inner lobby housing the boiler and providing access to the downstairs WC and understairs storage cupboard. A door leads to the conservatory, which gives access to the rear garden.

Stairs rise to the first-floor landing with access to the loft and a useful over-stairs storage area. The master bedroom includes built-in wardrobe space and additional over-stairs storage. The second double bedroom is positioned to the rear and enjoys woodland views. The stunning, newly fitted shower room features elegant marble-effect tiling.

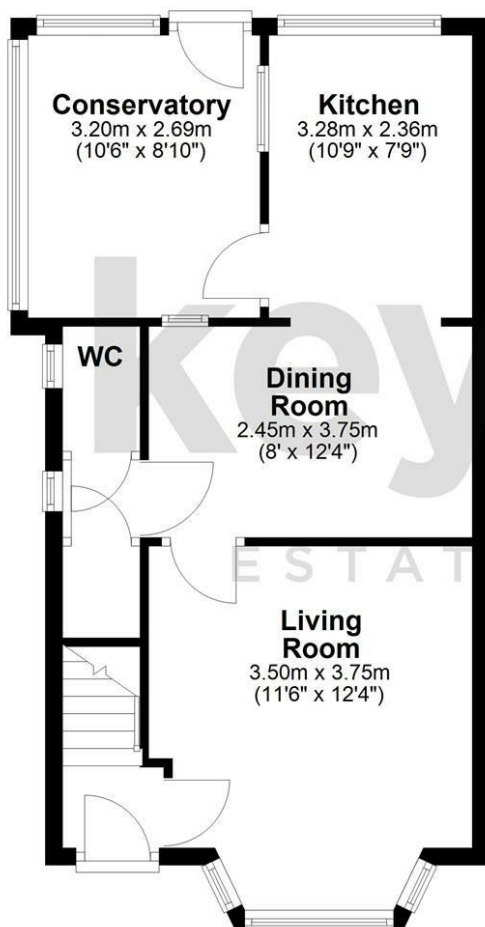
The front of the property features a hardstanding private driveway providing off-road parking for one car, with a pebbled area and hedges creating privacy, and a shared path to the side. The rear garden includes a patio and lawn area with a shed, a path leading to the bottom of the garden giving gated access to woodland walks, and mature shrubbery and plants throughout.

PROPERTY DETAILS

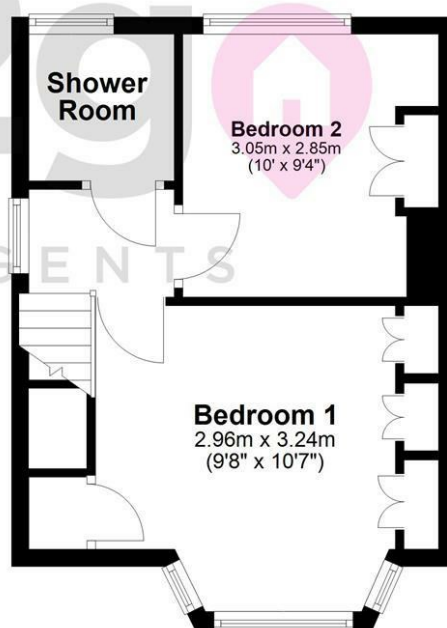
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

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		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

