

Marketing Preview



114 Stradbroke Drive, Sheffield, S13 8SG

£150,000

Bedrooms 2, Bathrooms 1, Reception Rooms 2



**** GUIDE PRICE £150,000 - £160,000 **** A fantastic opportunity to purchase thus deceptively spacious two double bedroom semi-detached property. Offering a downstairs WC, two reception rooms and a large garden. Good road links to the Parkway and Sheffield City Centre. Close to schools. Perfect for first time buyers or families alike!

- GAS CENTRAL HEATING
- COMBI BOILER
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SUMMARY

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HALLWAY

Enter via uPVC door into the hallway with neutral decor and wooden flooring. Ceiling light, radiator and stair rise to the first floor. Doors to lounge, kitchen/diner and downstairs WC.

LOUNGE 10'1" x 16'10"

A spacious reception room with neutral decor and carpeted flooring. Two ceiling lights, two radiators and dual aspect windows.

KITCHEN/DINER 13'1" x 10'4"

Fitted with wall and base units and worktops. One and a half stainless steel sink with a drainer and mixer tap. Oven, hob and extractor fan. Two ceiling lights, radiator and window to the rear. Wooden flooring and uPVC side door.

DOWNSTAIRS WC 2'11" x 5'3"

Comprising of a close coupled WC, ceiling light, wooden flooring and an obscure glass window.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, two windows and access to the loft. Doors to the two bedrooms and bathroom.

BEDROOM ONE 16'11" x 9'10"

A generous sized bright double bedroom with white walls, carpeted flooring and fitted wardrobes. Ceiling light, two radiators and dual aspect windows.

BEDROOM TWO 7'9" x 13'8"

A second double bedroom with painted walls, carpeted flooring and over stairs storage cupboard. Ceiling light, radiator and side window.

BATHROOM 4'9" x 12'11"

A modern bathroom having a bath with an overhead shower and handheld shower, vanity wash basin and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Part tiled walls and tiled flooring.

OUTSIDE

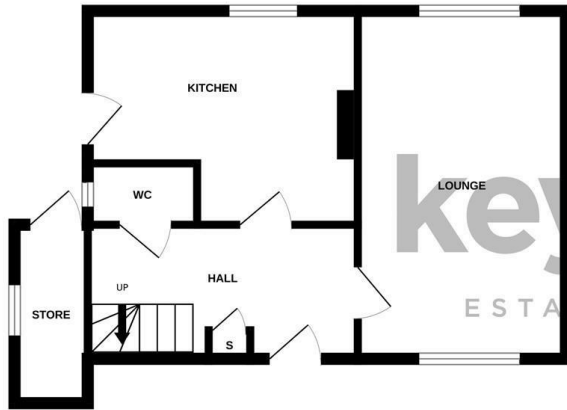
To the front of the property is a lawn with a fence to the boundary and a shared gate to the rear.

To the rear of the property is an enclosed and large garden with a decking area and lawn. Fencing and brick built outhouse housing the washing machine and boiler.

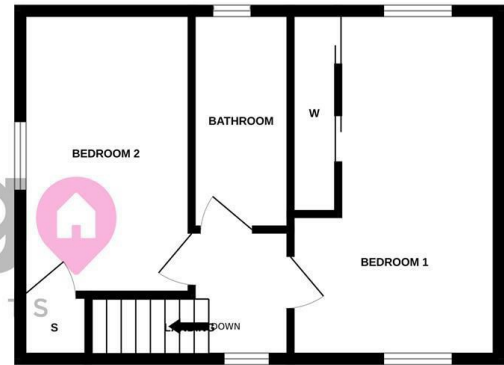
PROPERTY DETAILS

- LEASEHOLD, 93 YEARS REMAINING, £5.00PA
- FULLY UPVC DOUBLE GLAZED

GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.7 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	74
England & Wales	EU Directive 2002/91/EC	

