

Marketing Preview



19 Ashbourne Road, Sheffield, S13 8NF

£200,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



NO CHAIN! A fantastic opportunity to purchase this three-bedroom semi-detached property which is tucked away in a quiet cul-de-sac and boasts potential. Offering two reception rooms, a garage, and off-road parking. Situated close to a great selection of shops, amenities, and schools, with excellent road links to the Parkway and Sheffield City Centre. Ideal for first-time buyers or families alike!

SUMMARY

NO CHAIN! A fantastic opportunity to purchase this three-bedroom semi-detached property which is tucked away in a quiet cul-de-sac and boasts potential. Offering two reception rooms, a garage, and off-road parking. Situated close to a great selection of shops, amenities, and schools, with excellent road links to the Parkway and Sheffield City Centre. Ideal for first-time buyers or families alike!

The ground floor offers a spacious porch and hallway, a generous sized lounge which has double doors to the breakfast kitchen/diner. Doors to the rear garden and garage.

The first floor has two double bedrooms, a single bedroom and a bathroom. Boasting the potential to make this property your own!

OUTSIDE

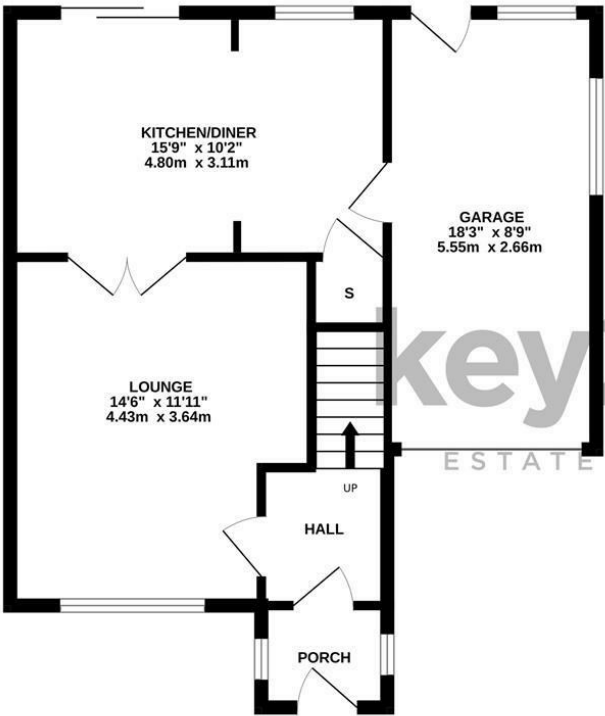
To the front of the property is a driveway, car port and garage. The rear of the property has access to the garage from the garden, a lawn area, patio and mature trees.

PROPERTY DETAILS

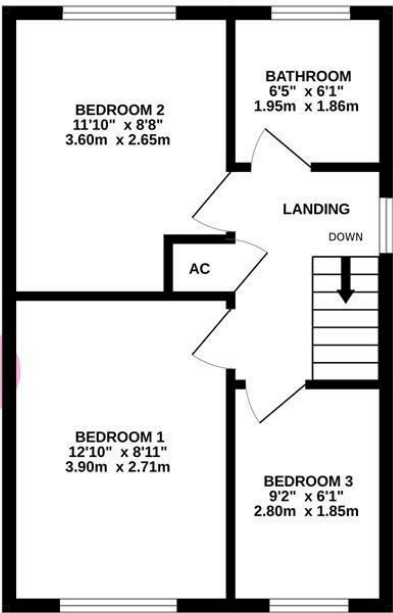
- LEASEHOLD, 330 YEARS REMAINING, £25PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL
- LETTER OF ADMINISTRATION IN PLACE IN ORDER TO SELL THE PROPERTY

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

GROUND FLOOR



1ST FLOOR



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		
	72	79
England & Wales	EU Directive 2002/91/EC 