

Marketing Preview



250 Mansfield Road, Sheffield, S12 2AR

£170,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



A fantastic opportunity to purchase this deceptively spacious three bedroom terraced property which is situated in a sought after area. Offering two reception rooms, a cellar space and a modern kitchen and shower room. Also having a rear garden and being ready to move into. Situated on a main bus route and convenient road links into town. Perfect for first time buyers!

SUMMARY

A fantastic opportunity to purchase this deceptively spacious three bedroom terraced property which is situated in a sought after area. Offering two reception rooms, a cellar space and a modern kitchen and shower room. Also having a rear garden and being ready to move into. Situated on a main bus route and convenient road links into town. Perfect for first time buyers!

A lounge with a high ceiling and walk-in bay window to the front has a door leading to the inner hallway. From here, the stair rise leads to the first floor and a door opens into the dining room, which has access to the rear, the cellar, and a doorway through to the modern kitchen with integrated oven, microwave, hob, extractor fan, and dishwasher.

The first floor comprises a double bedroom to the front, a single bedroom to the rear, and a modern shower room.

A stair rise leads to the double attic bedroom, which features a Velux-style window.

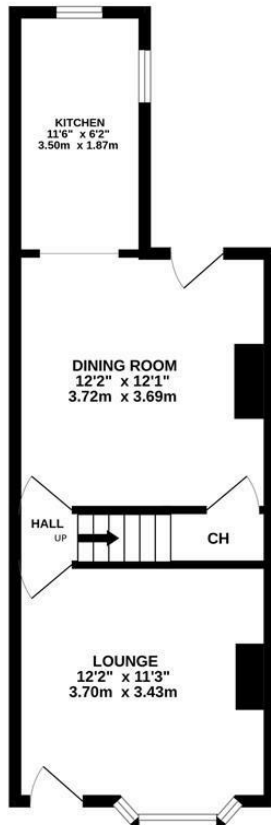
The property offers off-road parking for one car to the front with shared access via a neighbour. To the rear is an enclosed, low-maintenance garden featuring a lawn, shed, and two patio areas.

PROPERTY DETAILS

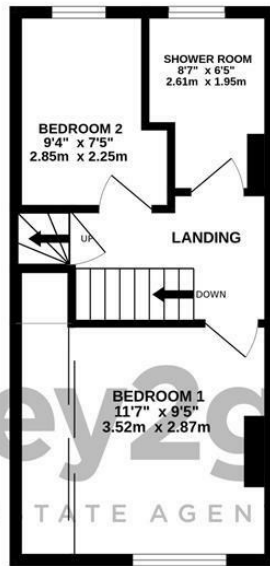
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

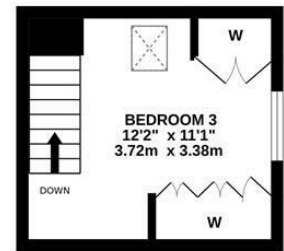
GROUND FLOOR



1ST FLOOR



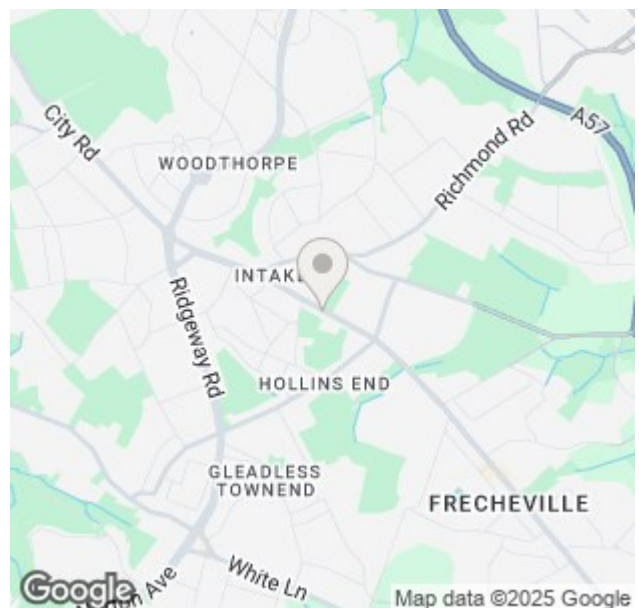
2ND FLOOR



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	61	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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