

## Marketing Preview



**10 Grizedale Avenue, Sothall, Sheffield, S20 2DL**

**£170,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**



\*\*\* GUIDE PRICE £170,000 - £180,000 \*\*\* Perfect first-time buyer home, situated on a quiet cul-de-sac. Offering two double bedrooms and plenty of potential to make it your own. Benefiting from off-road parking, a garage, and a low-maintenance garden. Ideally located close to the Peak District, Crystal Peaks, Drakehouse Retail Park, and Rother Valley Country Park.

## SUMMARY

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A side door leads into the entrance hallway, where stairs rise to the first floor and access is provided to the kitchen and lounge. The kitchen is fitted with wall and base units and has a window overlooking the front. The bright lounge is positioned to the rear and features patio doors opening into the conservatory, which provides access to the rear garden.

There are two double bedrooms, one positioned to the front and one to the rear of the property, with the bathroom located between them.

Driveway and garage to the front of the property. A side path provides access to the rear garden, which is enclosed with fencing and laid with artificial grass for low maintenance.

## PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

