

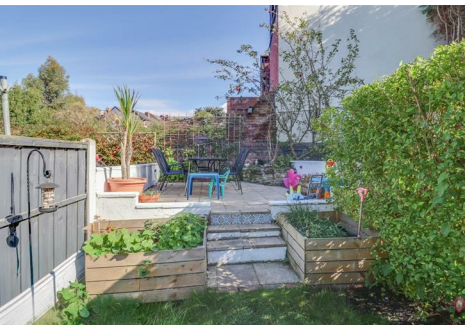
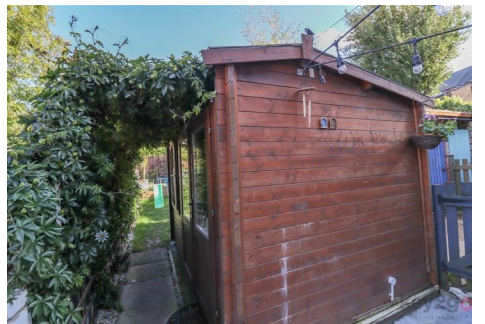
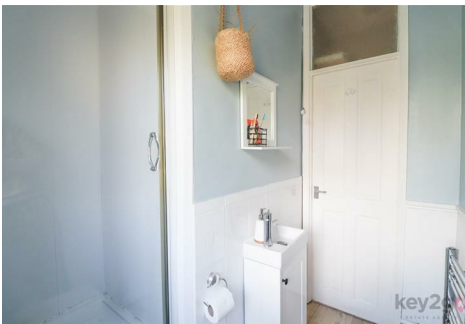
## Marketing Preview



**23 Warley Road, Sheffield, S2 1UE**

**£145,000**

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



\*\*\*GUIDE PRICE £145,000-£150,000\*\*\* This well-presented two-bedroom terraced home offers stylish interiors, a generous garden, and the added benefit of a fully equipped garden cabin, making it an ideal choice for first-time buyers, couples, or investors. Situated within easy reach of local shops, schools, and transport links, the property also enjoys the advantage of a nearby park just a 5-minute walk away along with other green spaces.

## SUMMARY

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A uPVC door opens into a bright and spacious lounge, finished in modern neutral décor and featuring a fireplace opening and useful storage. This leads through to a contemporary kitchen fitted with a range of units, contrasting worktops, an integrated oven, gas hob with extractor, and space for appliances. A breakfast bar provides a practical dining area, while a window overlooks the rear garden. A large storage cupboard/pantry and direct garden access complete the space

To the first floor are two well-proportioned bedrooms. The main bedroom is a comfortable double with a feature wall and plenty of natural light, while the second bedroom is a generous single, ideal as a bedroom, nursery, or home office. The bathroom is modern and well maintained, featuring a walk-in shower, WC, and sink with storage.

Externally, the property benefits from a private and enclosed rear garden, offering a mix of patio and lawned areas, along with established planting. A standout feature is the fully serviced garden cabin with electricity and water, providing excellent versatility as a home office, studio, or additional living space. The guttering and roof has also recently been replaced. To the front, there is a low-maintenance garden with shared access, and on-road parking is available.

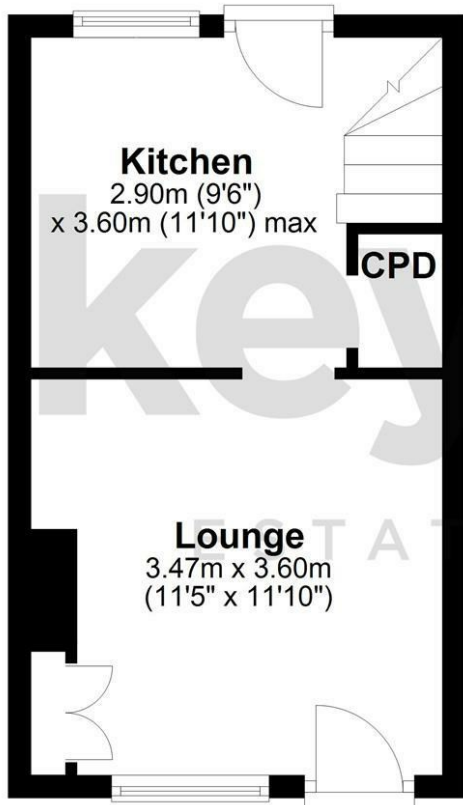
## PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

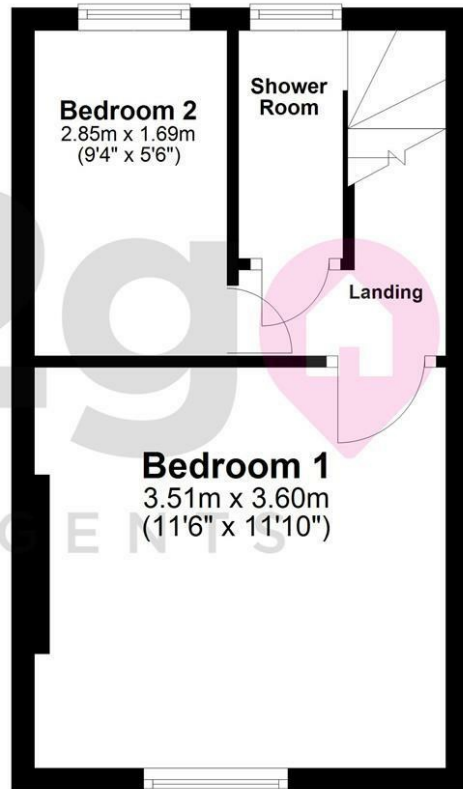
## Ground Floor

Approx. 23.3 sq. metres (250.8 sq. feet)



## First Floor

Approx. 23.3 sq. metres (250.6 sq. feet)



Total area: approx. 46.6 sq. metres (501.5 sq. feet)

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