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ESTATE AGENTS

Marketing Preview

238 Duke Street, Sheffield, S2 5QQ

£150,000

Bedrooms 2, Bathrooms 1, Reception Rooms 2

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NO CHAIN! *** GUIDE PRICE £150,000-£155,000*** A fantastic opportunity to purchase this two double bedroom end terrace property which has an occasional attic space. Boasting masses of potential and having a large garden which also boasts masses of potential. Close walk and drive away to Sheffield City Centre. Ideal for investors!

SUMMARY

NO CHAIN! *** GUIDE PRICE £150,000-£155,000*** A fantastic opportunity to purchase this two double bedroom end terrace property which has an occasional attic space. Boasting masses of potential and having a large garden which also boasts masses of potential. Close walk and drive away to Sheffield City Centre. Ideal for investors!

HALLWAY

Enter via a uPVC door into the hallway with tiled flooring, a ceiling light and a radiator. Stair rise to the first floor and open to the lounge.

LOUNGE 11'9" x 11'10"

Having neutral decor and tiled flooring. Ceiling light, radiator and bay window to the front. Open to the kitchen/diner.

KITCHEN/DINER 15'1" x 8'11"

Fitted with wall and base units and contrasting worktop. One and a half stainless steel sink with a drainer and mixer tap. Oven, hob and extractor fan. Under counter space for a fridge and space for a full height fridge/freezer. Ceiling light, radiator and window to the rear. Tiled flooring, under stairs storage cupboard housing the boiler and a uPVC door to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor laminate landing with two windows, doors to the two bedrooms and shower room and a second stair rise to the occasional attic room.

BEDROOM ONE 8'11" x 11'10"

A double bedroom with laminate flooring and white walls. Ceiling light, radiator and window.

BEDROOM TWO 8'11" x 8'11"

A double bedroom with laminate flooring and white walls. Ceiling light, radiator and window.

SHOWER ROOM 5'9" x 5'10"

Comprising of a shower cubicle with an overhead and handheld shower, vanity wash basin and close coupled WC. Ceiling light, chrome ladder style radiator and an obscure glass window. Fully tiled walls and tiled flooring.

OCCASIONAL ATTIC ROOM 8'2" x 9'10"

A reduced height to the stair rise to the occasional attic space which is ideal for an office space with laminate flooring, a ceiling light and a velux style window. Storage area over the stairs.

OUTSIDE

To the front of the property is a steps rise and a side path to the rear.

To the rear of the property is a long garden boasting masses of potential which has access via a side street giving potential to create off road parking.

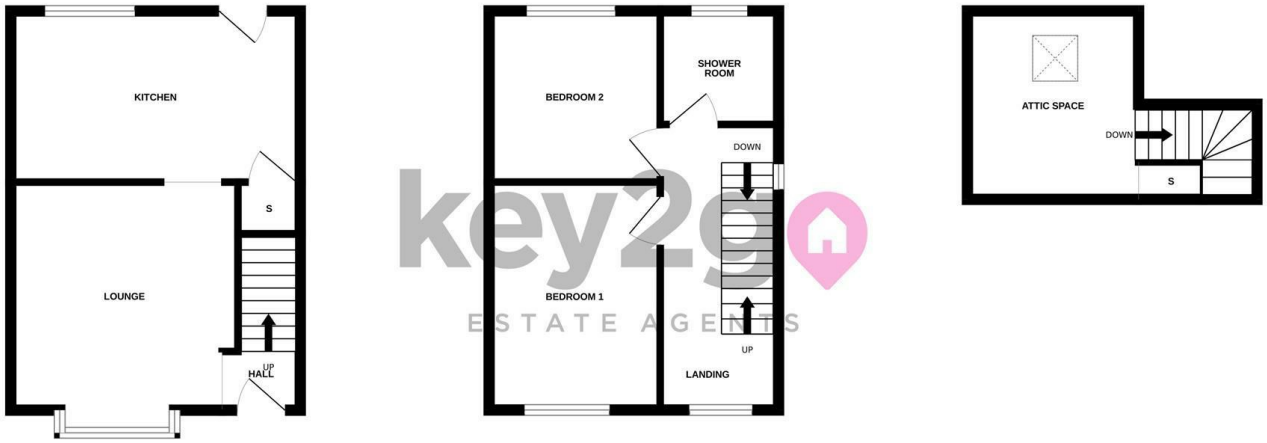
PROPERTY DETAILS

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

GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.

1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.

2ND FLOOR
118 sq.ft. (11.0 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 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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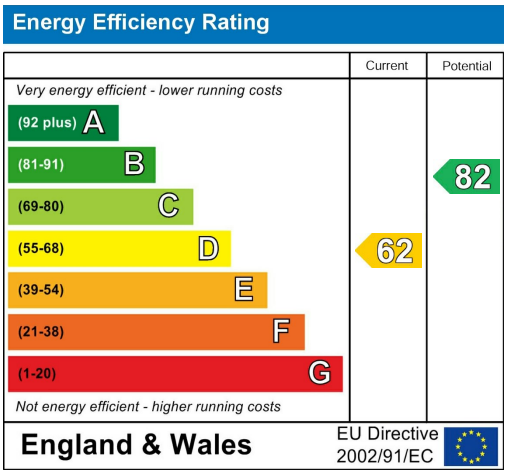

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