

## Marketing Preview



**51 Fort Hill Road, Sheffield, S9 1BA**

**£160,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**





NO CHAIN!! \*\*\*GUIDE PRICE £160,000-£165,000\*\*\* A fantastic opportunity to purchase this beautifully presented throughout three bedroom semi-detached property. Offering an open plan ground floor, modern kitchen and bathroom. Also having a private enclosed rear garden and off road parking. Close to Meadowhall and public transport links. Perfect for first time buyers, couples or families alike!

- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

## SUMMARY

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## HALLWAY

Enter via uPVC door into the spacious hallway with neutral decor and laminate flooring. Spotlighting, radiator and under stairs storage cupboard. Stair rise to the first floor and door to the lounge.

## KITCHEN/DINING/LIVING 21'3" x 16'7"

To the lounge/diner is a spacious reception room with laminate flooring and a fireplace with a marble surround. Spotlighting and double sliding doors leading to the rear garden with amazing views.

The kitchen is open plan having ample wall and base units, contrasting worktops and tiled splash back. Integrated oven, gas hob and extractor fan. Sink with a drainer and mixer tap. Spotlighting, tiled flooring and window.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with spotlighting, a window and access to the loft. Doors to the three bedrooms and bathroom.

## BEDROOM ONE 10'0" x 10'7"

A double bedroom with neutral decor and carpeted flooring. Spotlighting, radiator and window.

## BEDROOM TWO 9'7" x 10'3"

A second double bedroom with carpeted flooring. Spotlighting, radiator and window to the rear with great views.

## BEDROOM THREE 6'1" x 6'3"

A third single bedroom with neutral decor and carpeted flooring. Spotlighting, radiator and window to the front.

## BATHROOM 6'5" x 5'5"

Comprising of a bath with an overhead shower, wash basin and WC. Ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

## OUTSIDE

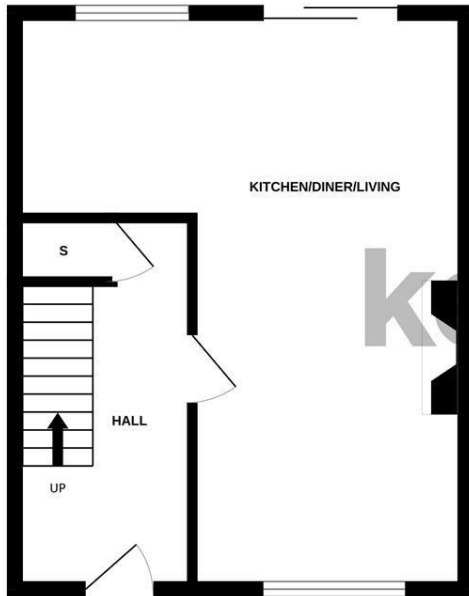
To the front of the property is a low maintenance garden with off road parking for one car and plants.

To the rear of the property is a private and enclosed garden with a decking area with a balcony and stairs, lawned area and shrubbery.

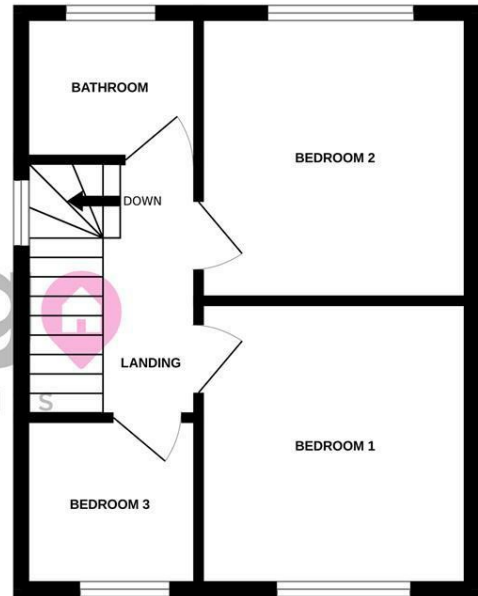
## PROPERTY DETAILS

- CHAIN FREE
- LEASEHOLD, £16 PA, 135 YEARS REMAINING
- FULLY UPVC DOUBLE GLAZED

GROUND FLOOR  
347 sq.ft. (32.2 sq.m.) approx.




1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.

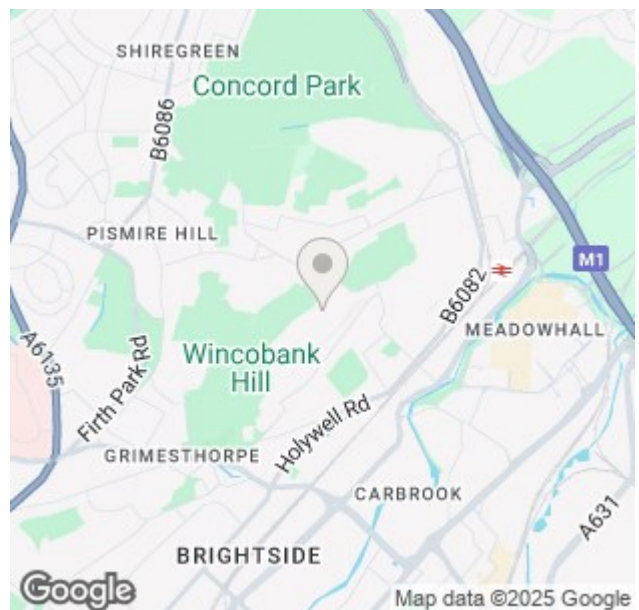


TOTAL FLOOR AREA : 700 sq.ft. (65.0 sq.m.) approx.

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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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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