



## Marketing Preview



**16 Royston Avenue, Owlthorpe, Sheffield, S20 6SG**  
**£200,000**

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



CHAIN FREE! Modern and ready to move into, this property is tucked away in a quiet cul-de-sac and sits on a sizeable plot. It benefits from ample off road parking and a well maintained garden, which the vendors describe as a real sun trap. The neutral kitchen and bathroom offer a fresh, move-in-ready feel, while the conservatory provides additional living space. Conveniently located within walking distance of the tram and main bus routes, and close to the Peaks, this home is perfectly suited to buyers looking to downsize.

## SUMMARY

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A side composite door opens into a welcoming hallway with doors to all rooms. To the front is the second bedroom, a single room with a front-facing window and fitted wardrobes. The modern shower room comprises a shower cubicle, vanity wash basin and close-coupled WC, with additional storage provided by a store cupboard and airing cupboard. The bright double bedroom is also positioned to the front and benefits from fitted wardrobes. To the rear of the property is the living room, featuring a fireplace and sliding doors leading into the conservatory. The modern kitchen offers space for a freestanding cooker and washing machine, with integrated fridge and freezer, and a UPVC door providing access to the rear garden.

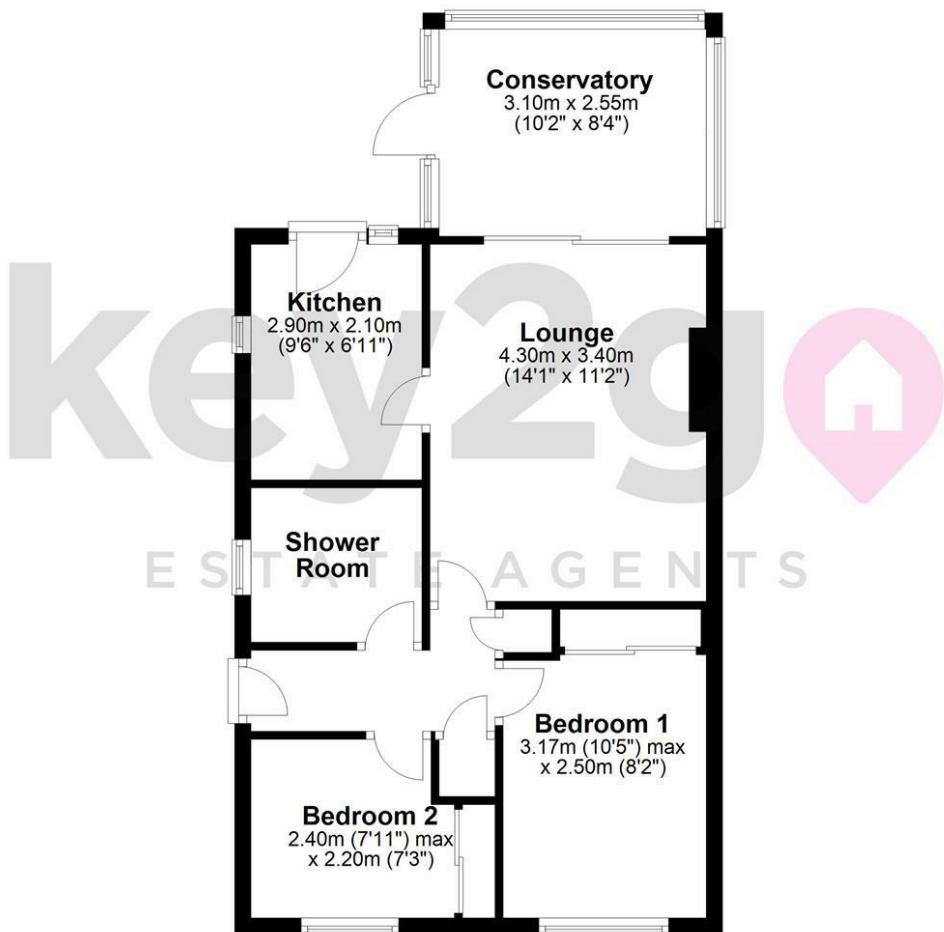
To the front of the property is a patterned concrete driveway with an adjoining lawned area. Iron gates to the side provide further off road parking. The rear garden is well maintained and features a lawn, patio and pebbled areas, with established hedging creating a good level of privacy, along with a useful shed for storage.

## PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



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

