

## Marketing Preview



**23 Dagnam Crescent, Sheffield, S2 2FF**

**£130,000**

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





CHAIN FREE!! Don't miss your opportunity to purchase this spacious two double bedroom terraced property. Having generous sized rear garden and situated close to great local amenities and public transport links. Perfect for first time buyers or investors!

### SUMMARY

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### HALLWAY

Enter through UPVC door into hallway with carpet flooring and radiator. Stair rise to first floor landing and doors to lounge.

### LOUNGE 11'0" x 13'5"

A spacious lounge with carpet flooring, ceiling light, radiator and window. Doors to storage cupboard and kitchen.

### KITCHEN 11'5" x 7'10"

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. Space for free standing cooker, under counter space for washing machine and sink with drainer. Ceiling light, radiator and window over looking rear garden. Vinyl flooring and access to rear.

### STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light and access to loft. Doors to two bedrooms and bathroom.

### BEDROOM ONE 13'0" x 10'5"

A good sized double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window. Large built in wardrobe, extra cupboard and walk in storage.

### BEDROOM TWO 9'8" x 11'1"

A second double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window.

### SHOWER ROOM 4'3" x 6'3"

A modern shower room comprising of large walk in shower cubicle and close coupled WC. Spot lighting, radiator and obscure glass window. Vinyl flooring and tiled walls.

### OUTSIDE

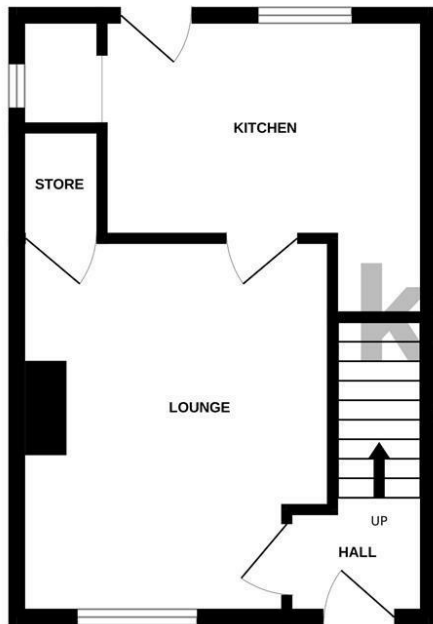
To the front of the property is a private well presented lawn, gates to boundaries and path to front door and side.

To rear of the property is a enclosed generous sized garden with lawn and patio area.

### PROPERTY DETAILS

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

GROUND FLOOR  
303 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.5 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>61</b>	<b>88</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		
England & Wales		
EU Directive 2002/91/EC		