

## Marketing Preview



**68 Thornbridge Road, Sheffield, S12 3AN**

**£190,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**



Key2go are delighted to present this three-bedroom semi-detached property, situated in the highly sought-after residential area of Birley. The property is conveniently located close to a wide range of local amenities, including well-regarded primary and secondary schools, shops, and excellent transport links. The property offers great potential and generous living space throughout. The accommodation briefly comprises two reception rooms, a conservatory, two double bedrooms, a single bedroom, and a family bathroom. Additional benefits include gas central heating and uPVC double glazing.

## SUMMARY

Key2go are delighted to present this three-bedroom semi-detached property, situated in the highly sought-after residential area of Birley. The property is conveniently located close to a wide range of local amenities, including well-regarded primary and secondary schools, shops, and excellent transport links. The property offers great potential and generous living space throughout. The accommodation briefly comprises two reception rooms, a conservatory, two double bedrooms, a single bedroom, and a family bathroom. Additional benefits include gas central heating and uPVC double glazing.

Upon entering the property you are welcomed with a spacious hallway with stairs rising to the first floor. A door way leads to the front lounge/reception room and a second door way leads to the kitchen. The kitchen then gives further access to the formal dining room and a conservatory adding fantastic extra living space.

Stairs rise to the first floor landing with a window and doors to the three bedrooms and shower room. The property benefits from two large double bedrooms and a single bedroom.

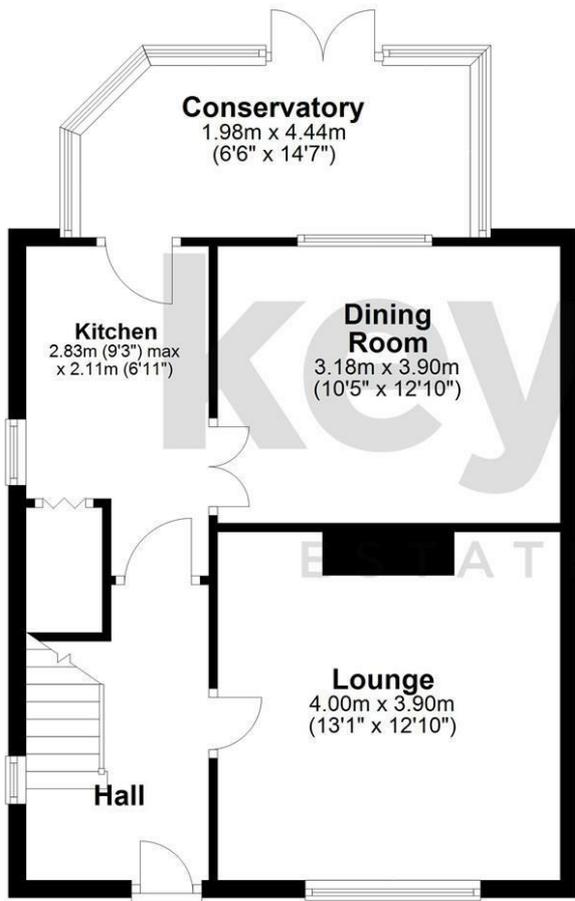
To the front of the property is a small lawn area, a driveway and access to the rear which houses the detached garage. The property also benefits from a low maintenance, enclosed rear garden.

## PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

