

Marketing Preview



4 Raeburn Way, Sheffield, S14 1BX

£150,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



CHAIN FREE! A fantastic opportunity to purchase this deceptively spacious three bedroom terraced property. Being beautifully presented throughout and having a private enclosed rear garden and storage space. Close to amenities and road links to the M1 Motorway and Sheffield City Centre. Perfect for first time buyers or families alike!

PROPERTY DETAILS

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

SUMMARY

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HALLWAY/UTILITY ROOM

Enter via uPVC door into the hallway with neutral decor, carpeted flooring and a ceiling light. Space for a washing machine and fitted cupboards. Doors to the lounge/diner and kitchen.

KITCHEN 10'6" x 10'10"

A stylish kitchen fitted with ample wall and base units and tiled splash back. Integrated oven, electric hob and extractor fan. Space for a washing machine and dishwasher. Ceiling light, radiator and window. Sink with a drainer and mixer tap. Carpeted flooring and two storage cupboards. UPVC door to the rear.

LOUNGE 9'10" x 19'4"

A large and spacious reception room with carpeted flooring and an electric fire. Two ceiling lights, two wall lights, two radiators and two windows.

STAIRS/LANDING

A carpeted stair rise to the first floor spacious landing with neutral decor, ceiling light and radiator. Doors to the three bedrooms, bathroom and WC.

BEDROOM ONE 13'0" x 8'1"

A large double bedroom with neutral decor, carpeted flooring and a storage cupboard. Ceiling light, radiator and window.

BEDROOM TWO 13'1" x 10'11"

A second double bedroom with neutral decor, carpeted flooring and a storage cupboard. Ceiling light, radiator and window.

BEDROOM THREE 5'11" x 10'11"

A generous sized single bedroom with neutral decor, carpeted flooring and a storage cupboard. Ceiling light, radiator and window.

BATHROOM 5'10" x 5'6"

A modern bathroom having a bath with a shower, glass screen and a sink. Ceiling light, radiator and obscure glass window. Tiled flooring.

WC 2'9" x 5'3"

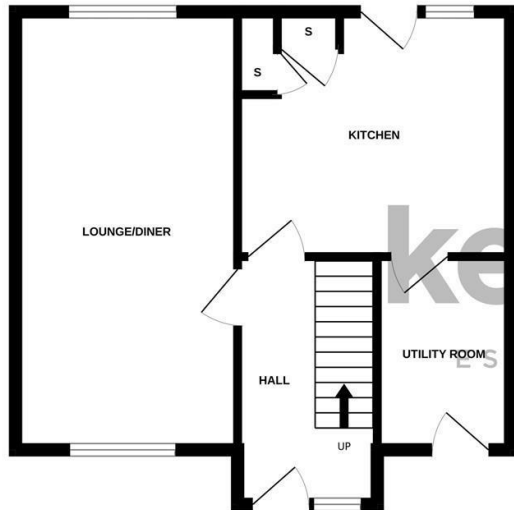
A modern WC having a close coupled WC. Ceiling light, tiled flooring and obscure glass window.

OUTSIDE

To the front of the property is a private, low maintenance and enclosed garden with a gate, wall and paved area. Two entrance doors to the property.

To the rear of the property is a private, enclosed and well presented garden which is low maintenance and generous sized with a patio.

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.

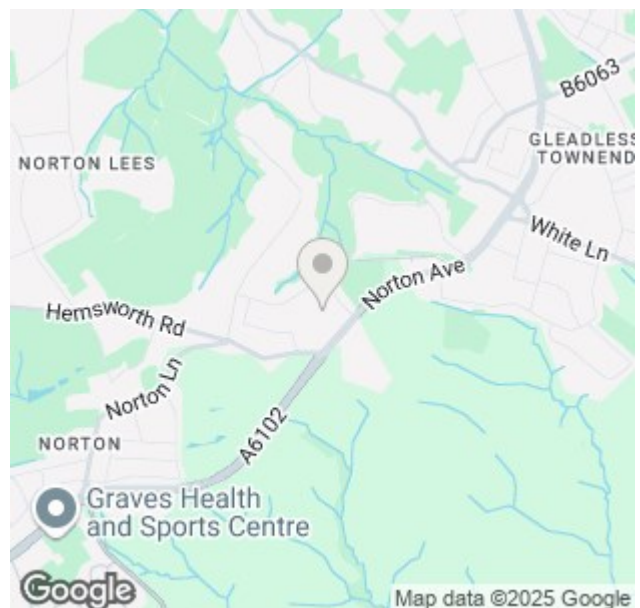


TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.

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) A		85
(81-91) B		
(69-80) C	71	
(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 	



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk <https://www.key2go.co.uk>