

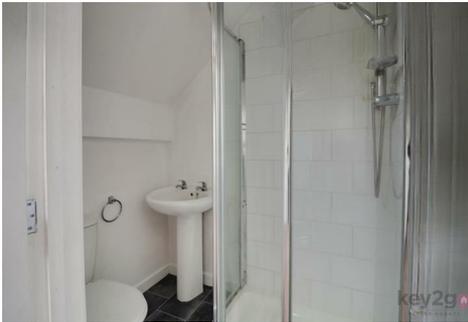
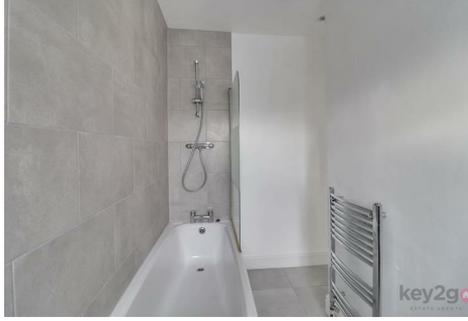
Marketing Preview



2 Furnace Lane, Sheffield, S13 9XE

£160,000

Bedrooms 3, Bathrooms 2, Reception Rooms 2



**** GUIDE PRICE £160,000 - £170,000 **** This well presented three bedroom end terraced property is set over three floors, featuring two reception rooms, a private enclosed rear garden, an en-suite and a family bathroom. It is close to public transport links and is perfect for first time buyers and families alike!

SUMMARY

**** GUIDE PRICE £160,000 - £170,000 **** This well presented three bedroom end terraced property is set over three floors, featuring two reception rooms, a private enclosed rear garden, an en-suite and a family bathroom. It is close to public transport links and is perfect for first time buyers and families alike!

Entry is via a UPVC door leading through to the lounge. The lounge is bright, neutral, and spacious with carpet, a fireplace, a built-in storage unit, and a window. The dining room is neutral and spacious with carpet, a window, a storage cupboard, and a door leading to the kitchen. The kitchen is modern and stylish with ample wall and base units, contrasting worktops, a double sink, an integrated oven, electric hob and extractor, a window, vinyl flooring, space for a tall fridge freezer and washing machine, and a door leading to the rear garden.

The stairs and landing are neutral with carpet and a spacious landing area. Bedroom two is a double with neutral décor, carpet, a storage cupboard, and a window. Bedroom three is a single with neutral décor, carpet, and a window. The bathroom is modern and stylish with semi-tiled walls, a bath with shower and glass screen, a sink, a close-coupled WC, a radiator, and an obscure window.

Bedroom one is a double with neutral décor, carpet, an en-suite, and a Velux window. The en-suite is modern with a WC, sink, and walk-in shower.

The front is private, well presented, low maintenance with a stone path and wall. The rear garden is private and enclosed with a lawned area, a wall, and stoned features.

PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

