key2go
ESTATE AGENTS

Marketing Preview















9 Ballifield Avenue, Sheffield, S13 9HN

£170,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1

















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FOR SALE

Deceptively spacious and ready to move into, this home is perfect for a first-time buyer or small family. The property benefits from open-plan living to the ground floor, a utility room with its own front entrance, garage, and enclosed rear garden. Ideally located with excellent road links to Sheffield City Centre and the Parkway.

SUMMARY

Deceptively spacious and ready to move into, this home is perfect for a first-time buyer or small family. The property benefits from open-plan living to the ground floor, a utility room with its own front entrance, garage, and enclosed rear garden. Ideally located with excellent road links to Sheffield City Centre and the Parkway.

The property is entered via a hallway with stairs rising to the first floor and a door leading to the lounge. The bright and spacious lounge/diner features a focal fireplace, dual-aspect windows, and is open to the kitchen. The fitted kitchen includes a breakfast bar and rear door providing access to the garden. A door leads to the utility room, which benefits from an under-stairs storage cupboard and its own separate front entrance.

Stairs rise to the first-floor landing, which benefits from a useful storage cupboard and doors leading to three good-sized bedrooms and the family bathroom.

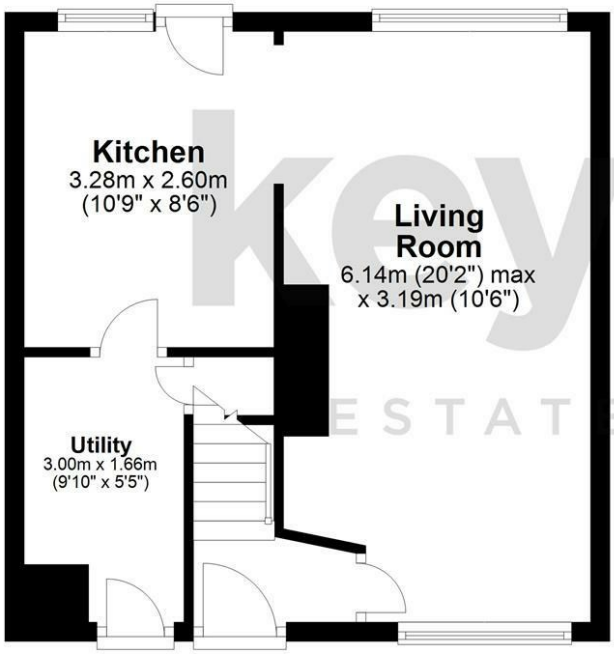
To the front of the property is a fenced lawn area with access to both front doors. To the rear is an enclosed garden featuring a patio area, lawn, and a decked area behind the garage. Shared access runs down the side of the property, leading to the garage.

PROPERTY DETAILS

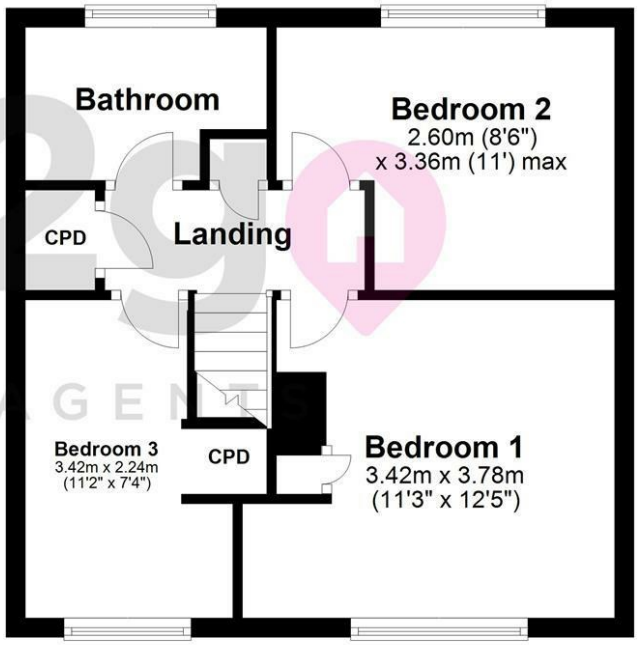
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- CONVENTIONAL BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

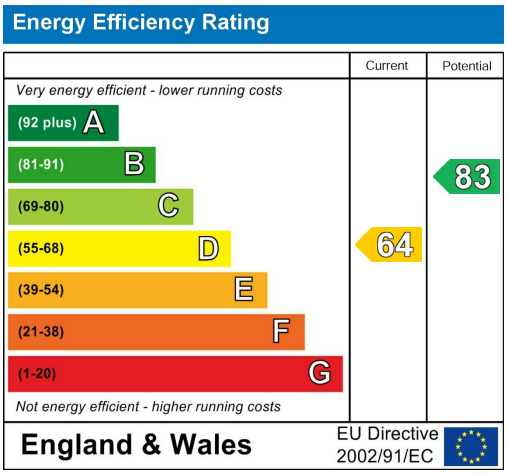
FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor







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