

## Marketing Preview



**22 Ridgehill Avenue, Sheffield, S12 2GL**

**£190,000**

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





CHAIN FREE! A unique opportunity to purchase this stylish and extended three bedroom semi-detached property which is situated in a sought after area. Offering bi-folding doors from the kitchen and a downstairs study and shower room. Also having off road parking and a generous sized, enclosed rear garden. Close to tram routes and local amenities. Road links to the City Centre and M1 Motorway. Perfect for first time buyers or families alike!

### SUMMARY

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### HALLWAY

Enter via a uPVC door into the hallway with white walls and mosaic tiled flooring. Ceiling light, radiator and stair rise to the first floor. Door to the lounge.

### LOUNGE 12'8" x 15'1"

A spacious reception room with a feature wallpapered wall and laminate flooring. Ceiling light, radiator and window to the front. Door to the inner hallway.

### INNER HALLWAY

Having a ceiling light, uPVC door to the kitchen and uPVC door to the side. Door to the study.

### STUDY 7'10" x 7'0"

Comprising of a feature wallpapered wall and laminate flooring. Ceiling light and obscure glass window.

### BREAKFAST KITCHEN 14'8" x 10'1"

Fitted with ample high gloss wall and base units, contrasting worktops and tiled splash back. One and a half stainless steel sink with a drainer and mixer tap. Double oven, hob and extractor fan. Breakfast bar and under counter space for a washing machine. Spotlighting, side window and bi-folding doors to the garden. Door to the downstairs shower room.

### DOWNSTAIRS SHOWER ROOM 4'0" x 7'2"

Comprising of a shower cubicle with an overhead electric shower, vanity wash basin and close coupled WC. Spotlighting and obscure glass window. Acrylic sheeting to the walls and tiled flooring.

### STAIRS/LANDING

A carpeted stair rise to the first floor landing with a window, ceiling light and access to the loft. Doors to the three bedrooms and shower room.

### BEDROOM ONE 9'0" x 11'5"

A good sized double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the front.

### BEDROOM TWO 9'8" x 8'5"

A second double bedroom with white walls, carpeted flooring and a cupboard housing the boiler. Ceiling light, radiator and window to the rear.

### BEDROOM THREE 6'7" x 7'11"

A single bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the front.

### SHOWER ROOM 6'0" x 4'9"

Having a walk in shower cubicle with an overhead and handheld shower, close coupled WC and vanity wash basin. Ceiling light and obscure glass window. Acrylic sheeting to the walls and vinyl flooring.

### OUTSIDE

To the front of the property is a driveway with off road parking for one car and a path leading to the side and rear of the property.

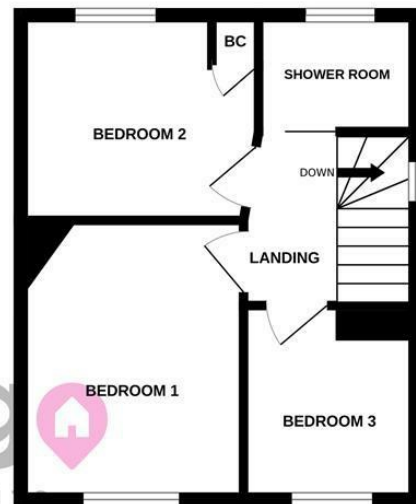
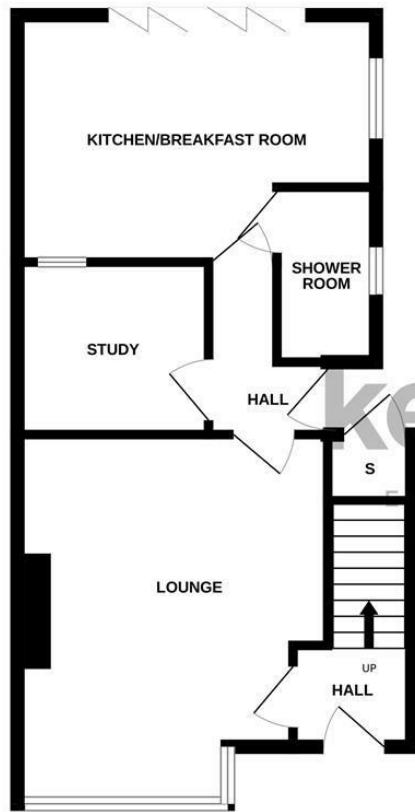
To the rear of the property is a patio area, lawn and shrubbery. Walls and fencing to the boundary.

### PROPERTY DETAILS

- LEASEHOLD, £3.90PA GROUND RENT, 713 YEARS REMAINING
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.

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



TOTAL FLOOR AREA : 785 sq.ft. (72.9 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>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>87</b> |
| (69-80) <b>C</b>                            | <b>71</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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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