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ESTATE AGENTS

Marketing Preview















85 Hollinsend Avenue, Sheffield, S12 2EL

£180,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1

















GUIDE PRICE £180,000 - £190,000 A fantastic opportunity to purchase this three-bedroom semi-detached property, situated on a generous-sized plot. Offering a kitchen/diner, a generously sized rear garden, off-road parking, and a garage. Conveniently located close to local amenities and with excellent road links to Sheffield City Centre. An ideal purchase for first-time buyers or families alike.

SUMMARY

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Enter into the hallway with stairs rising to the first floor and a door leading to the lounge. The lounge is generously sized and features a bay window to the front and double doors opening into the kitchen/diner. The kitchen/diner is bright and spacious with two windows, a range of wall and base units, an oven, hob and extractor fan, and space for a washing machine. A door provides access to the outside.

Stairs rise to the first-floor landing with doors leading to the three bedrooms and family bathroom. Bedroom One is a generously sized double bedroom with a bay window to the front and fitted wardrobes with sliding mirrored doors. Bedroom Two is a generously sized double bedroom with a window to the rear and a useful storage cupboard. Bedroom Three is a single bedroom with a window to the front. The bathroom is fitted with a bath with an electric shower over, a wash basin, and a WC.

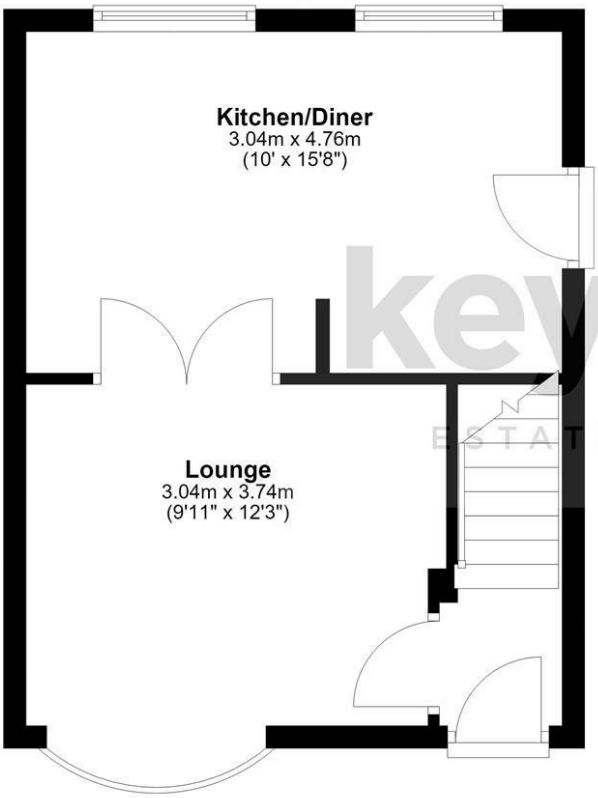
To the front of the property is a pebbled area and a driveway providing off-road parking for multiple vehicles, leading to the large garage. The enclosed rear garden features a pebbled patio area with steps leading down to a generous lawn, along with a shed, all enclosed by fencing.

PROPERTY DETAILS

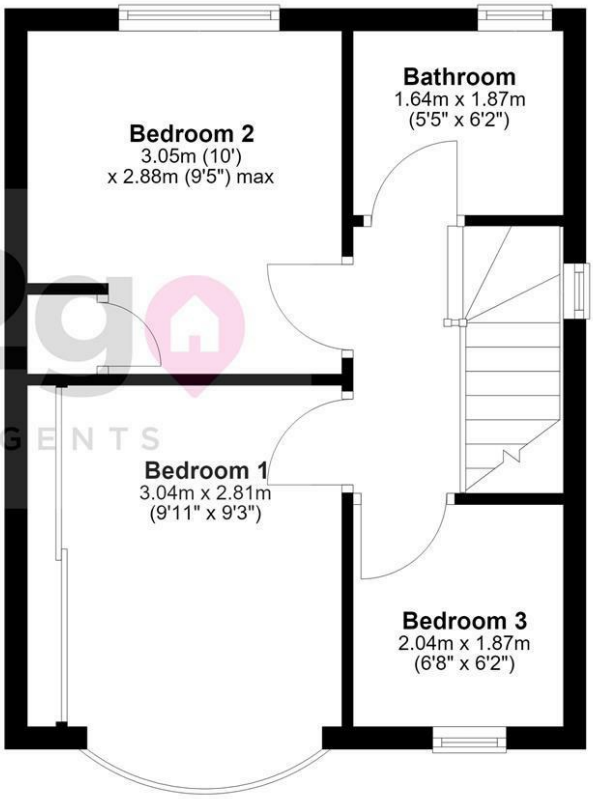
- LEASEHOLD, 722 YEARS REMAINING, £8PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



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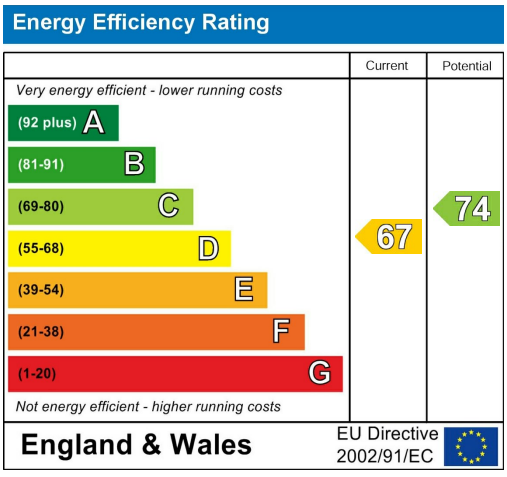



38a High Street, Mosborough, Sheffield, S20 5AE
Tel: 0114 2478819 Email: sales@key2go.co.uk https://www.key2go.co.uk