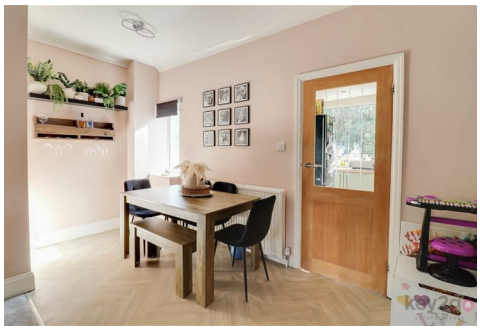
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ESTATE AGENTS

Marketing Preview















63 Hollinsend Avenue, Sheffield, S12 2EL

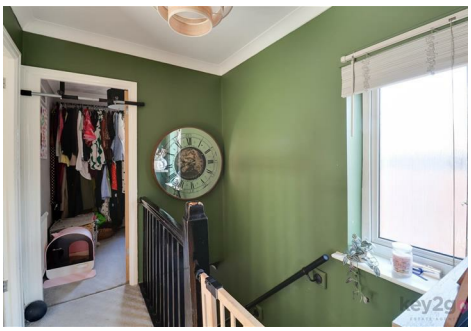
£200,000

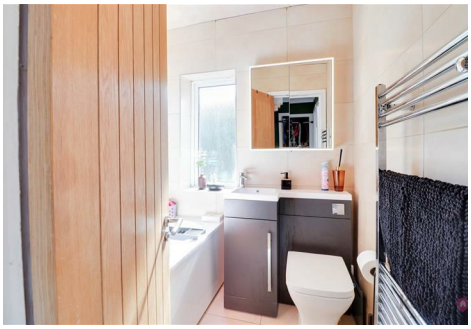
Bedrooms 3, Bathrooms 1, Reception Rooms 1













A three-bedroom semi-detached property, beautifully presented throughout and offering off-road parking and a generous rear garden. Ideally situated in a popular location, close to a range of local amenities and excellent road links, making this an ideal family home.

SUMMARY

A three-bedroom semi-detached property, beautifully presented throughout and offering off-road parking and a generous rear garden. Ideally situated in a popular location, close to a range of local amenities and excellent road links, making this an ideal family home.

Entrance hallway, which is well presented and has stairs rising to the first floor and a door leading into the living/diner. The open-plan living/diner is stylishly presented, featuring carpeted flooring, a feature panelled media wall, useful storage and a bay window to the front. There is a designated dining area with vinyl flooring, along with a door leading to the kitchen and an additional window. Two light points complete the room. The modern and stylish kitchen is fitted with a good range of wall and base units, ample worktop space, integrated oven, electric hob and extractor fan, with space for a freestanding tall fridge/freezer and washing machine. There is a sink with a window overlooking the rear garden, vinyl flooring and a door providing access to the rear.

Stairs rise to the first-floor landing, with a window providing plenty of natural light and access to the loft. Bedroom one is a spacious double bedroom featuring a bay window, ceiling fan light and two feature light fittings. Bedroom two is also a double bedroom with a window and useful built-in storage. Bedroom three is a well-proportioned single bedroom with a window and stylish panelled feature wall. The modern and stylish bathroom is fitted with a vanity wash basin and WC unit with useful integrated storage, alongside a bath with both overhead and handheld shower fittings. An obscure window provides natural light and privacy.

To the front of the property is a well-presented, low-maintenance lawned garden with established shrubbery and a driveway providing off-road parking. A side gate provides access to the rear garden. The generous enclosed rear garden features a large lawned area and a paved seating area with steps, offering an excellent outdoor space for relaxing and entertaining.

PROPERTY DETAILS

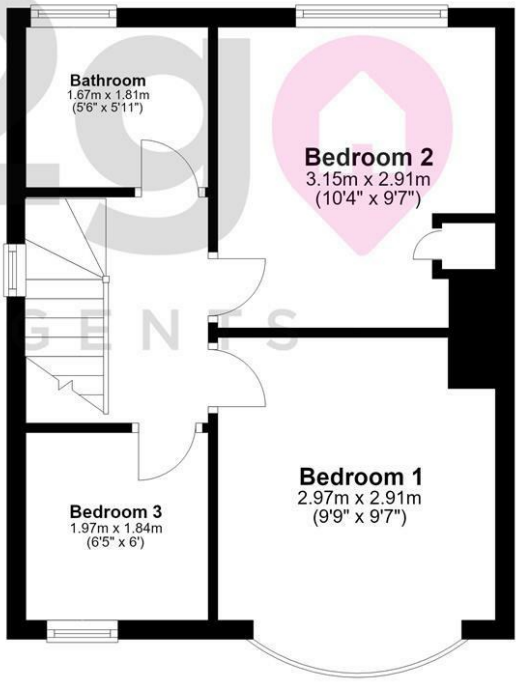
- LEASEHOLD, 713 YEARS REMAINING, £5PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

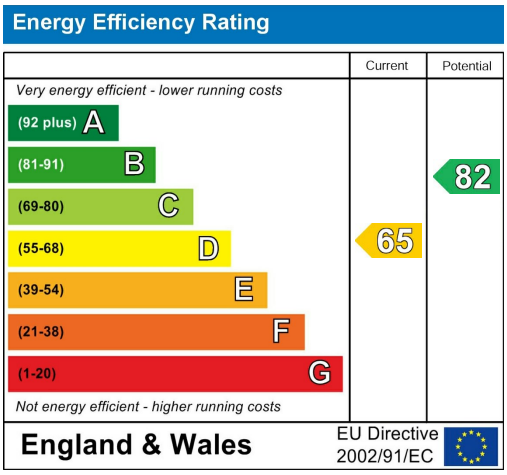
Ground Floor



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