



Marketing Preview



16 Jaunty Avenue, Sheffield, S12 3DB

£180,000

Bedrooms 3, Bathrooms 2, Reception Rooms 3



A unique opportunity to purchase this deceptively spacious three-bedroom end-terrace home, stylishly presented and ready to move straight into. The property benefits from a newly fitted kitchen, bathroom, and boiler, along with a useful utility room. Situated in a popular area with good road links, this home is ideal for a range of buyers.

SUMMARY

A unique opportunity to purchase this deceptively spacious three-bedroom end-terrace home, stylishly presented and ready to move straight into. The property benefits from a newly fitted kitchen, bathroom, and boiler, along with a useful utility room. Situated in a popular area with good road links, this home is ideal for a range of buyers.

A useful entrance hallway provides access to the utility room, which offers cupboard space and a door to the rear garden. The hallway continues into an inner hallway with stairs rising to the first floor and a useful storage cupboard. A door leads into the bright and spacious lounge, featuring a fireplace and double doors opening onto the rear garden. There is also a stunning, newly fitted kitchen.

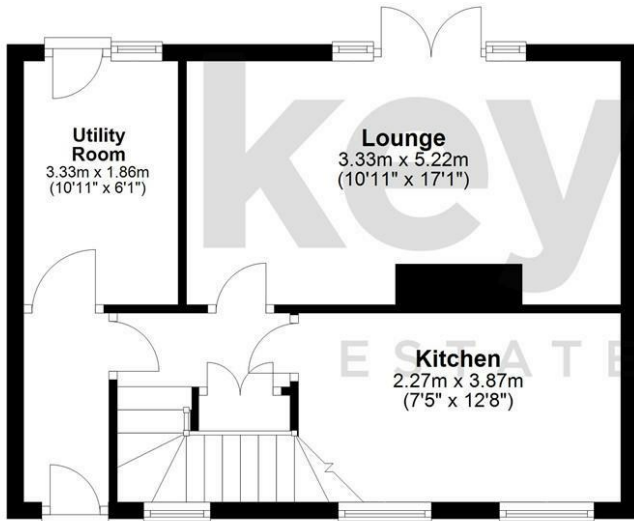
There are two generous double bedrooms overlooking the rear garden, along with a single bedroom to the front which benefits from an over-stairs storage cupboard. The stunning bathroom is fitted with a bath, separate shower cubicle, and vanity unit, and there is also a separate WC.

To the front of the property is a pebbled area with a shared path leading to the front door. The rear offers a good-sized patio area enclosed by fencing, with potential to install artificial lawn or create a traditional grassed garden.

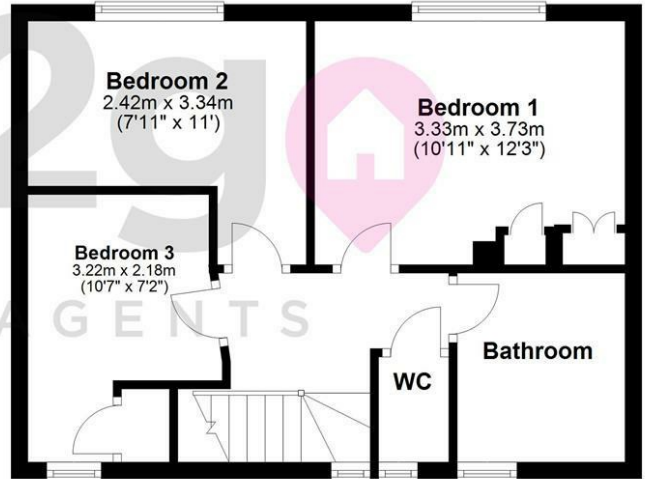
PROPERTY DETAILS

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

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

