

## Marketing Preview



**35c Handsworth Road, Sheffield, S9 4AA**

**£180,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**



A fantastic opportunity to purchase this well presented three bedroom semi-detached property, newly decorated throughout. Benefitting from a recently fitted kitchen, modern shower room, off road parking and an enclosed rear garden. Situated in a popular residential area close to excellent amenities, shops and schools, with great road links to Sheffield City Centre and the M1 Motorway. Ideal for first time buyers or small families.

## SUMMARY

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Enter via a uPVC door into the hallway, which provides access to the lounge and downstairs WC. The downstairs WC comprises a close-coupled WC and pedestal wash basin. The lounge is bright and spacious, with stairs rising to the first floor and a door leading to the kitchen/diner. The kitchen/diner is fitted with high gloss wall and base units, a sink with drainer and mixer tap, oven, hob and extractor fan, along with space for a washing machine and a full height fridge/freezer. Patio doors open out to the rear garden.

Stairs rise to the first floor landing with doors to the three bedrooms and the shower room. Bedroom one is a double bedroom with a window to the front. Bedroom two is also a double bedroom with a window to the rear and access to the loft via a pull-down loft ladder. Bedroom three is a single bedroom with a window to the front. The modern shower room comprises a walk-in double shower with a plumbed-in shower, vanity wash basin and WC.

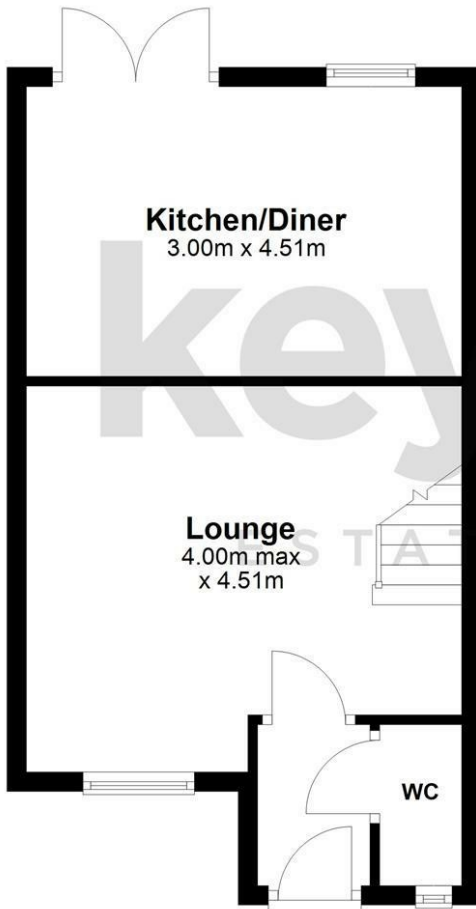
The front of the property benefits from a block paved driveway providing off road parking. The rear garden is enclosed and features steps leading down to a spacious lawned area, with fencing to the boundary.

## PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>76</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	

