

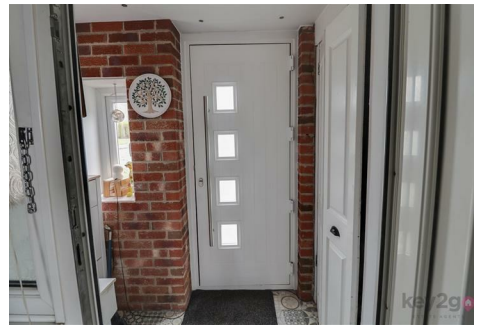
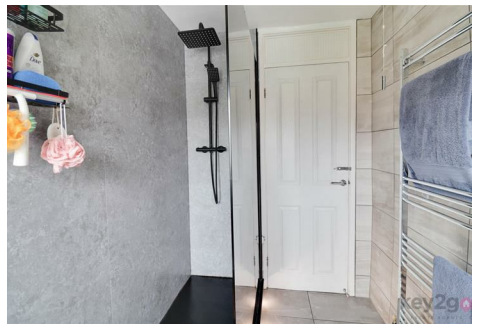
Marketing Preview



39 Reney Avenue, Sheffield, S8 7FH

£140,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



This three-bed maisonette is beautifully presented throughout, featuring a modern, stylish kitchen and bathroom, a private and generous rear garden, and a porch. It is set in a popular location close to amenities. Perfect for first time buyers!

SUMMARY

This three-bed maisonette is beautifully presented throughout, featuring a modern, stylish kitchen and bathroom, a private and generous rear garden, and a porch. It is set in a popular location close to amenities. Perfect for first time buyers!

Enter into the porch via a composite door with storage, two windows, exposed brick, a stylish floor and a door leading to the hallway. The hallway offers stairs, wood flooring and storage. The kitchen is modern and stylish with ample wall and base units, contrasting worktops, a double oven, space for a dishwasher and washing machine, a breakfast bar, storage and a window. The lounge is stylish, open and spacious with laminate flooring, a media wall and a door leading to the rear.

The stairs and landing are carpeted and provide access to bedroom one which is a spacious double with two windows, laminate flooring, and panelling. Bedroom two is a double with laminate flooring, fitted wardrobes, and a window, while bedroom three is a single with fitted wardrobes and a window. The shower room is modern and stylish, featuring a large walk-in shower unit with overhead and handheld shower, a toilet, sink with storage, and an obscure window.

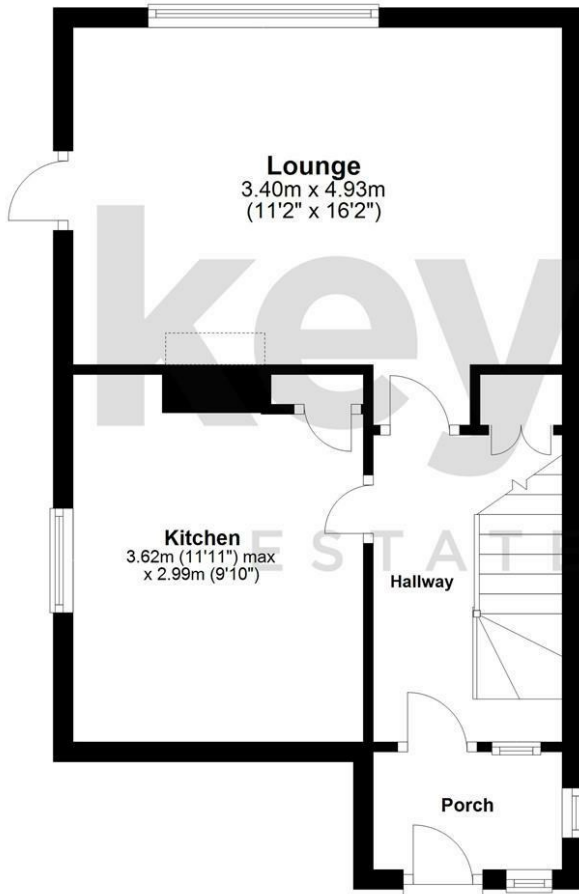
The rear garden is private, enclosed, generous sized, and well presented, with low-maintenance features including an artificial lawn and a patio area.

PROPERTY DETAILS

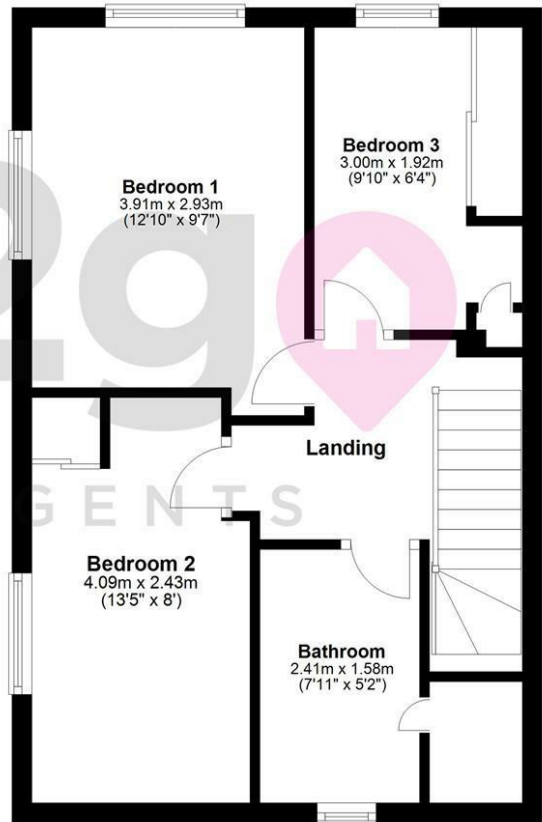
- LEASEHOLD, 88 YEARS REMAINING, £10PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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