

## Marketing Preview



**4 Spa View Place, Sheffield, S12 4HD**

**£170,000**

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



CHAIN FREE! A fantastic opportunity to purchase this three-bedroom semi-detached property, which is spacious throughout. The property offers a good-sized kitchen with a feature archway leading into the lounge, a utility room/additional space, and a separate bathroom and WC. Also benefiting from off-road parking and an enclosed rear garden. Ideally located close to local amenities, schools, and transport links, with convenient road links to the city centre and the M1 motorway. Perfect for first-time buyers or families alike!

## SUMMARY

CHAIN FREE! A fantastic opportunity to purchase this three-bedroom semi-detached property, which is spacious throughout. The property offers a good-sized kitchen with a feature archway leading into the lounge, a utility room/additional space, and a separate bathroom and WC. Also benefiting from off-road parking and an enclosed rear garden. Ideally located close to local amenities, schools, and transport links, with convenient road links to the city centre and the M1 motorway. Perfect for first-time buyers or families alike!

Enter through the useful porch with a door leading to the kitchen, which is fitted with wall and base units, a built-in double oven, hob and extractor fan. A feature stone archway opens into the lounge, which benefits from a feature fireplace and sliding patio doors leading to the rear garden. A further door leads to the hallway, which provides access to a utility room/storage room offering additional space and fitted with a small base unit and worktop. There is also an under-stairs storage cupboard, which could be used as a pantry or additional storage, or potentially converted into a WC subject to the necessary permissions.

Stairs rise to the first-floor landing with doors leading to the three bedrooms, bathroom and WC. Bedroom one is a generously sized double bedroom with fitted wardrobes and a storage cupboard. Bedroom two is also a double bedroom and benefits from a storage cupboard. Bedroom three is a small double bedroom with fitted wardrobes. The bathroom is fitted with a bath with an overhead shower and a wash basin. The WC is fitted with a WC and an obscure glass window.

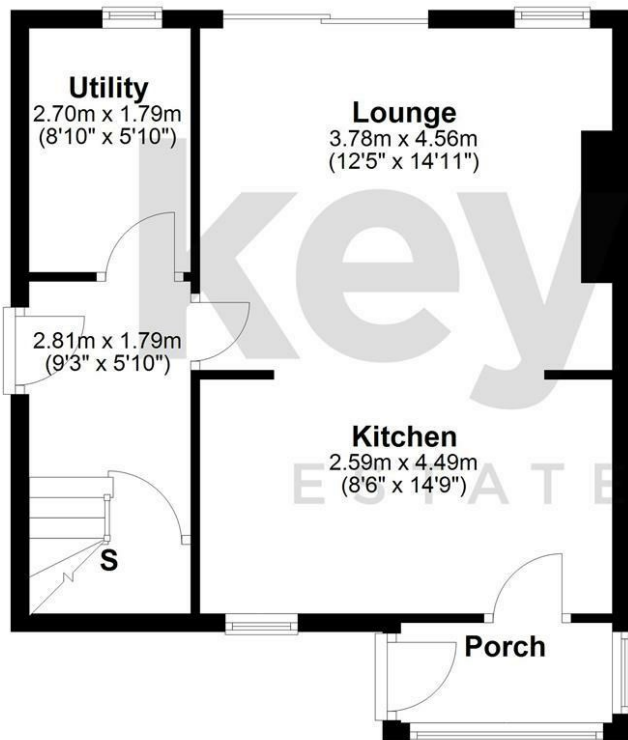
To the front of the property is a gated driveway providing off-road parking, along with a lawn area, hedging, and a flowerbed. A path to the side leads to a gate providing access to the enclosed rear garden, which features a generously sized patio area, a lawn, flowerbeds, a pebbled area, and a shed.

## PROPERTY DETAILS

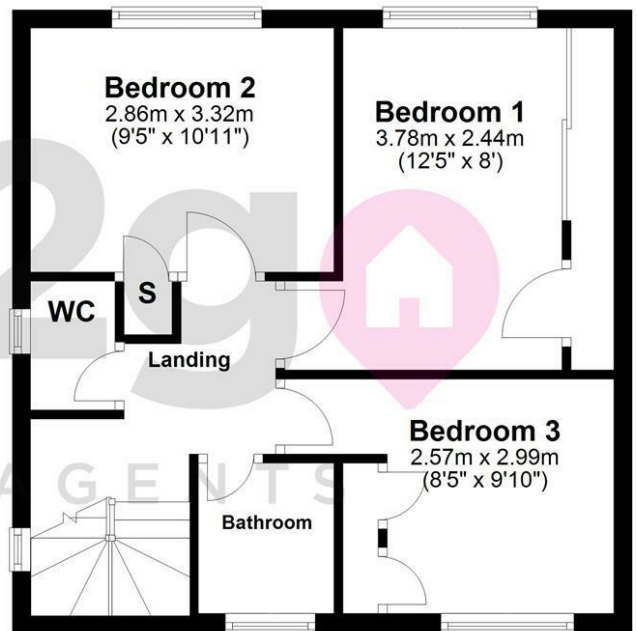
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR THE 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>                            |                                                                                                             |           |
| (69-80) <b>C</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  |           |

