

Marketing Preview



51 Rusdale Road, Sheffield, South Yorkshire, S8 9QA

£235,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



A fantastic opportunity to purchase this three bedroom terraced property which is situated in a popular area. Offering a low maintenance garden, a modern kitchen and shower room. Road links to the M1 Motorway and Sheffield City Centre. Perfect for first time buyers or investors!

SUMMARY

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LOUNGE

Enter into the lounge with painted walls, original floorboards and a log burner. Door to the hall which has a door to the kitchen and the stair rise to the first floor.

KITCHEN

Fitted with wall and base units, worktops and tiled splash back. Oven and hob. Sink with a drainer and mixer tap. Space for a washing machine. Boiler location, tiled flooring and painted walls. Ceiling light, radiator and window. Door to the rear and basement.

STAIRS/LANDING

Having a clothes airer and doors to bedroom one, three and bathroom. A further stair rise to bedroom two.

BEDROOM ONE

Having carpeted flooring, painted walls and storage cupboard. Ceiling light, radiator and window.

BEDROOM THREE

Having neutral decor and carpeted flooring. Ceiling light, radiator and window.

BATHROOM

Comprising of a shower cubicle, WC and pedestal sink. Ceiling light, ladder style radiator and window. Part tiled/part painted walls and a storage cupboard.

BASEMENT

Having a sump pump professionally installed and being dry throughout.

OUTSIDE

To the rear of the property is a low maintenance yard area, a coal shed and outside tap.

PROPERTY DETAILS

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



TOTAL FLOOR AREA : 1178 sq.ft. (109.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

