



Stirling Way Sheffield S2 1DT
Offers In The Region Of £140,000

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Ideal for a first time buyer or potential investment property is this two bedroom mid terrace which enjoys a fully enclosed rear garden and benefits from gated allocated parking to the rear, uPVC double glazing, new carpets, a modern boiler (installed in 2024) and gas central heating. The property is located in S2, a highly popular & convenient residential area with easy access to local shops, schools, amenities & transport links to Sheffield City Centre, to Meadowhall Shopping Centre & to the M1 motorway.

Tastefully decorated throughout, the living accommodation briefly comprises: enter through a front door into the porch with access into the spacious open plan lounge with a decorated feature wall and built-in storage understairs. A door then opens into the kitchen/diner which has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven and a four ring hob along with housing and plumbing for a washing machine, space for a fridge freezer and the wall mounted gas boiler. There is space for a dining table and chairs and French doors to garden, providing a perfect extension for indoor outdoor dining.

A staircase rises to the first floor landing with access into the two bedrooms and the bathroom. The principal bedroom is a large double with two window to the front aspect, allowing lots of natural light. Bedroom two is a small double to the rear aspect. The bathroom has a white three piece suite including bath with overhead shower, WC and wash basin.

- TWO BEDROOMS
- THREE PIECE SUITE BATHROOM
- IDEAL FIRST TIME BUY
- SPACIOUS LOUNGE
- KITCHEN/DINER WITH ACCESS TO THE REAR GARDEN
- FULLY ENCLOSED REAR GARDEN
- GATED ALLOCATED PARKING
- EASY ACCESS TO THE CITY CENTRE, MEADOWHALL SHOPPING CENTRE & M1 MOTORWAY
- CLOSE TO AMENITIES, SCHOOLS & TRANSPORT LINKS





OUTSIDE

Gated allocated parking to the rear, and a rear garden which is mainly lawn and securely fenced off.

LOCATION

The property is located in S2, a highly popular & convenient residential area with easy access to local shops, schools, amenities & transport links to Sheffield City Centre, to Meadowhall Shopping Centre & to the M1 motorway. Also close to a good choice of schools making this property ideal for first time buyers or families alike!

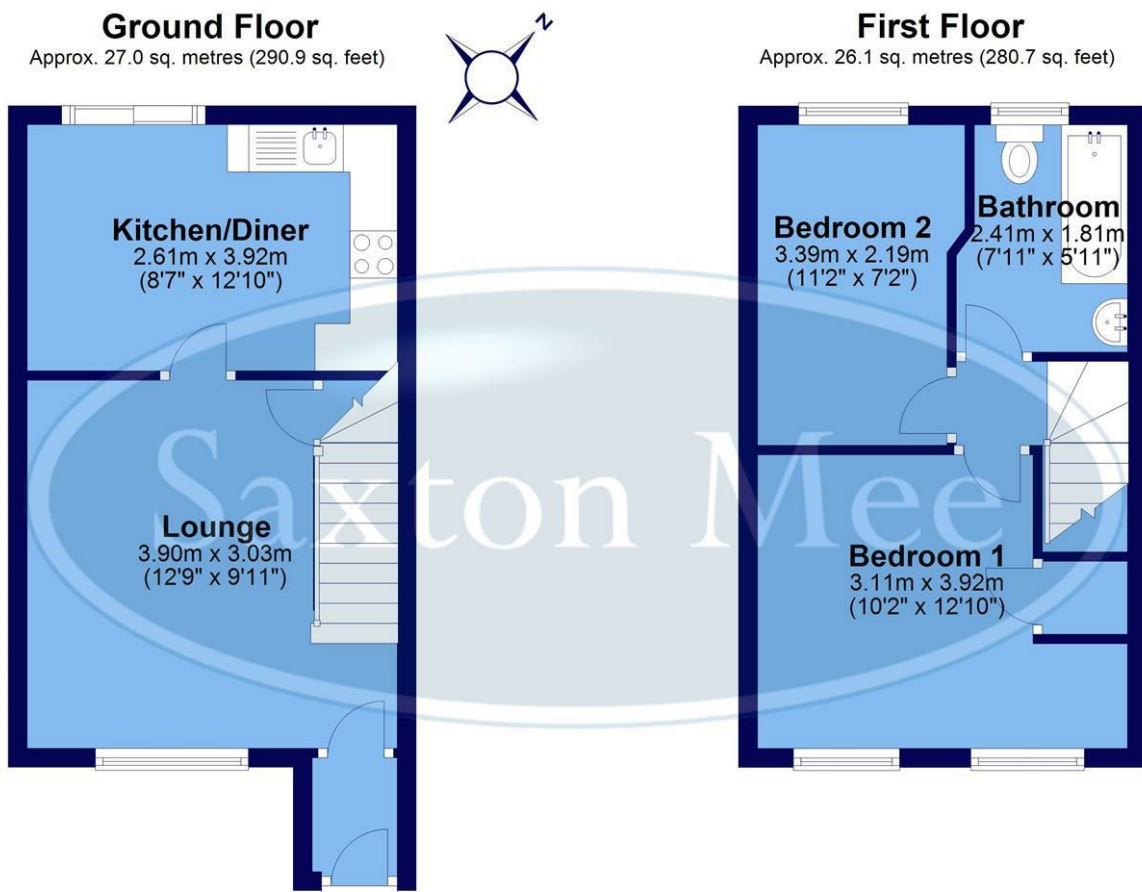
MATERIAL INFORMATION

The property is Leasehold with 975 years remaining.
The property is currently Council Tax Band A.

VALUER

Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 53.1 sq. metres (571.7 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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