



Rivelin Bank Rivelin Sheffield S6 5FD  
Price Guide £300,000



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**\*\*GUIDE PRICE £300,000 - £325,000\*\* NO CHAIN \*\* WEST FACING REAR GARDEN \*\*** Thoughtfully and professionally renovated in recent years is this beautifully presented, two double bedroom bungalow which enjoys stunning views to the rear and a fabulous, west facing rear garden. The property benefits from a new roof, electrics, windows, plumbing in recent years, oak internal doors, off-road parking, uPVC double glazing and gas central heating.

Tastefully decorated throughout the living accommodation briefly comprises enter the property via a side porch which has a useful utility area with space for a tumble dryer. A door then opens into the impressive open plan 'L' shaped living/dining/kitchen which has been extended to the rear and features a vaulted ceiling and a skylight to allow lots of natural light. The kitchen has a range of high gloss anthracite handleless kitchen units with contrasting Quartz worktops which incorporate the sink and drainer. Integrated appliances include a dishwasher, washing machine, fridge/freezer, electric oven, combi microwave oven and induction hob. There is attractive flooring which flows through a large opening into the lounge area which has uPVC French doors opening onto the rear garden, providing a perfect extension for indoor outdoor dining. From the kitchen, an opening leads into a lobby area with access into the two double bedrooms and the shower room. The master bedroom has a bay window and fitted wardrobes. The well appointed contemporary shower room is fully tiled with a high gloss vanity unit, corner shower enclosure and WC.

- STUNNING, TWO DOUBLE BEDROOM DETACHED BUNGALOW
- FANTASTIC OPEN PLAN LIVING
- KITCHEN WITH INTEGRATED APPLIANCES
- WELL APPOINTED SHOWER ROOM
- FABULOUS VIEWS TO THE REAR
- WEST FACING REAR GARDEN
- OFF-ROAD PARKING
- NO CHAIN
- POPULAR RESIDENTIAL AREA WITH ACCESS TO THE CITY CENTRE & OPEN COUNTYSIDE
- EASY ACCESS TO AMENITIES, SCHOOLS & TRANSPORT LINKS







## OUTSIDE

To the front is a low maintenance garden with off road parking. The west facing rear garden enjoys fabulous views and has a composite decked terrace, lawn, planted beds with variety of well established plants and shrubs, apple tree and timber summer house.

## LOCATION

Situated in this extremely popular area of Rivelin with excellent amenities close-by. Regular public transport. Easy access to Hospitals, Universities, Sheffield City Centre and Motorway links. Beautiful country walks in the Rivelin Valley.

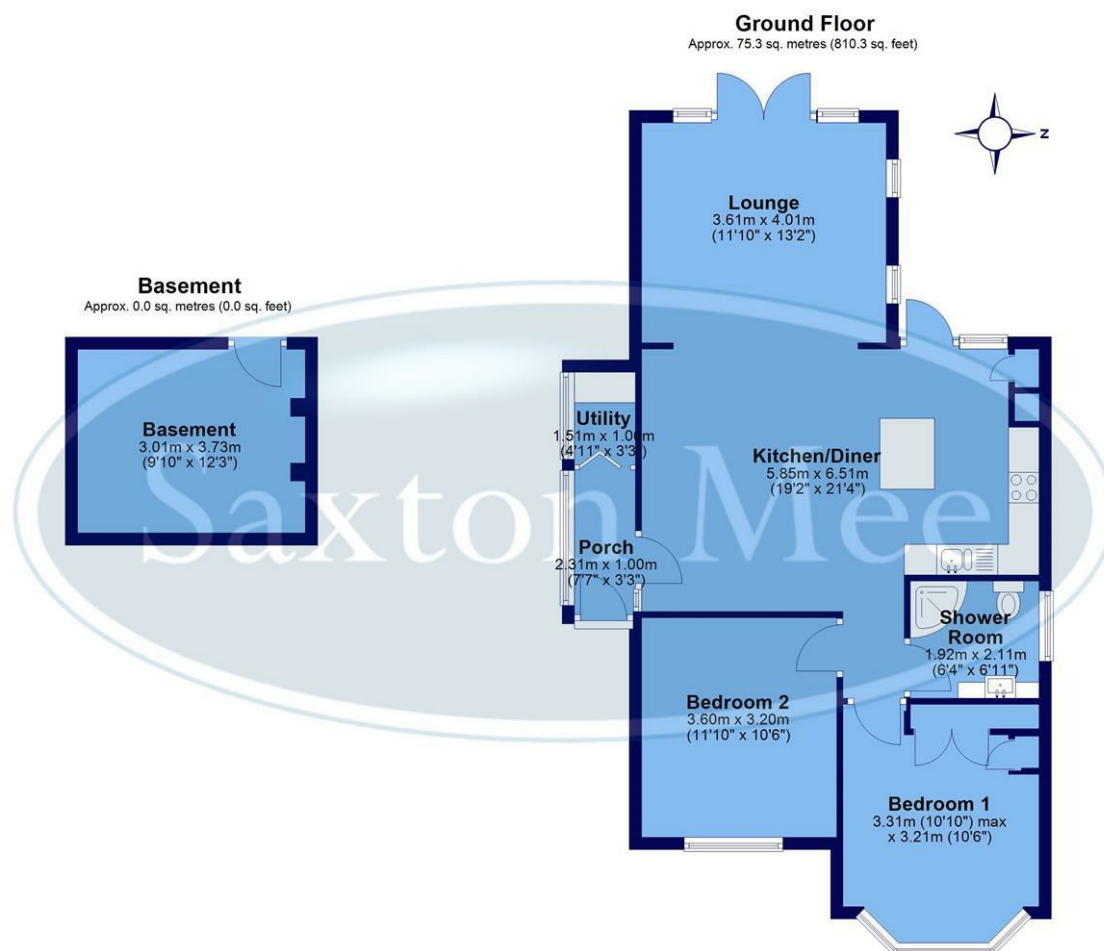
## MATERIAL INFORMATION

The property is Leasehold with a term of 200 years running from the 2nd January 1936. Ground Rent is £5.36 p/a. The property is currently Council Tax Band C.

## 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. 75.3 sq. metres (810.3 sq. feet)

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

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