



Rivelin Valley Road Rivelin Sheffield S6 5FE  
Offers Around £300,000



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**Offers Around £300,000**

Located in this convenient location is this three bedroom detached bungalow which enjoys a large garden and benefits from a garage with excellent storage space, generous off-road parking, solar panels, uPVC double glazing and gas central heating. The property is situated in this extremely popular residential area with excellent amenities, schools and good transport links close-by as well as easy access to the city centre and open countryside.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front door into the entrance hall with access into the open plan lounge/diner, the three bedrooms and the bathroom. The lounge/diner has engineered oak flooring and a bay window in an elevated position. The kitchen has oak front cupboards with contrasting worktops which incorporate the sink and drainer. There is a full range of integrated appliances including a fridge/freezer, washer dryer, dishwasher, induction hob and double oven. The principal bedroom has a front facing bay window. Double bedroom two is to the rear aspect. The spacious family bathroom has a contemporary four piece suite consisting of a freestanding bath, a large walk-in shower enclosure, WC and wash basin.

- SOLAR PANEL INCOME CIRCA £750 PA
- REPLACEMENT BOILER IN 2024
- KITCHEN AND BATHROOM REPLACED SINCE 2018
- GENEROUS OFF-ROAD PARKING
- GARAGE WITH EXCELLENT STORAGE SPACE
- WELL PRESENTED ACCOMMODATION
- CONVENIENT LOCATION
- GOOD TRANSPORT LINKS
- LARGE GARDEN WITH FRUIT TREES
- CLOSE TO AMENITIES







## OUTSIDE

There is off-road parking to the front for at least two cars, and access to a garage that leads into a large storage area. To the rear is an impressive sized tiered garden that has a lawned area, paved patio areas, a green house, and a variety of established plants and fruit trees.

## 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 9th August 1934.

The property is currently Council Tax Band C.

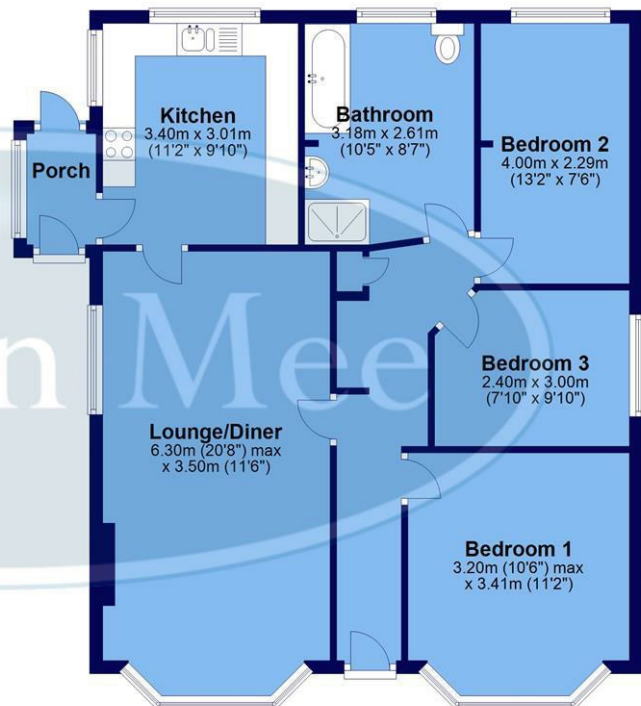
## VALUER

Chris Spooner ANAEA

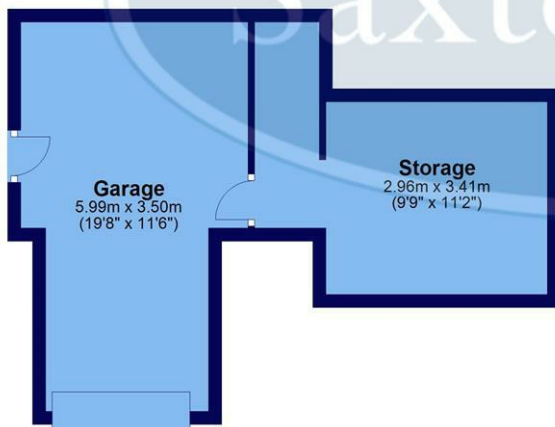
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**Ground Floor**  
Approx. 82.3 sq. metres (885.5 sq. feet)



**Basement**  
Approx. 31.9 sq. metres (343.4 sq. feet)



Total area: approx. 114.2 sq. metres (1228.9 sq. feet)

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

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Energy Efficiency Rating	
Current	Potential
85	89
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (65-80) <b>C</b> (55-64) <b>D</b> (45-54) <b>E</b> (31-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (65-80) <b>C</b> (55-64) <b>D</b> (45-54) <b>E</b> (31-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
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