



60 Rodman Street, Sheffield

Sheffield

In Excess of £175,000

# 60 Rodman Street

Sheffield, Sheffield

On the market for the first time since it was built is this wonderful family home, available with no onward chain. This spacious three bedroom semi detached property will appeal to first time buyers, couples with a growing family or investors alike. It is located on a quiet residential road and is close to local shopping facilities, good schools, good public transport and the motor way network. It briefly comprises a modern kitchen, open plan living room / dining room, three good sized bedrooms and a modern family bathroom. The property also boasts a generously sized, private and secure rear garden, a garage and a driveway.

Council Tax band: B

Tenure: Leasehold

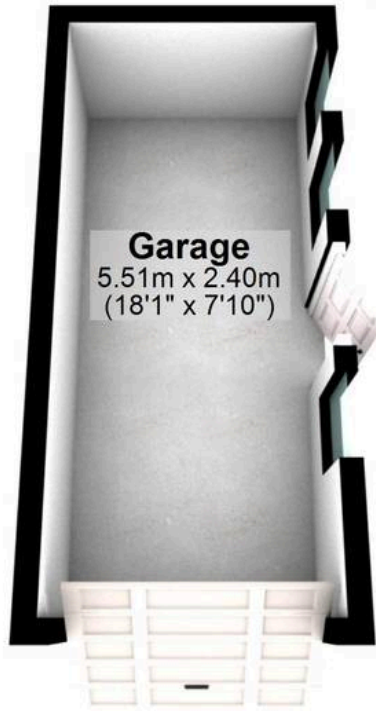
- THREE BEDROOMED SEMI DETACHED LEASEHOLD PROPERTY
- BENEFITTING FROM NO ONWARD CHAIN
- AVAILABLE ON THE MARKET FOR THE FIRST TIME SINCE BEING BUILT
- LOCATED IN THE HEART OF WOODHOUSE MILL
- IN NEED OF SOME MODERNISATION CREATING THE PERFECT OPPURTUNITY FOR BUYERS TO PUT THEIR OWN STAMP ON THIS FANTASTIC PROPERTY
- PERFECT FOR FIRST TIME BUYERS AND YOUNG FAMILIES ALIKE
- SHORT STROLL TO LOCAL AMENITIES AND TRANSPORT LINKS
- CLOSE PROXIMITY TO LOCAL GREEN SPACES INCLUDING FLOCKTON PARK
- SUPERB PRIVATE REAR GARDEN PERFECT FOR YOUNG FAMILIES
- AMPLE OFF ROAD PARKING VIA THE DRIVEWAY AND GARAGE





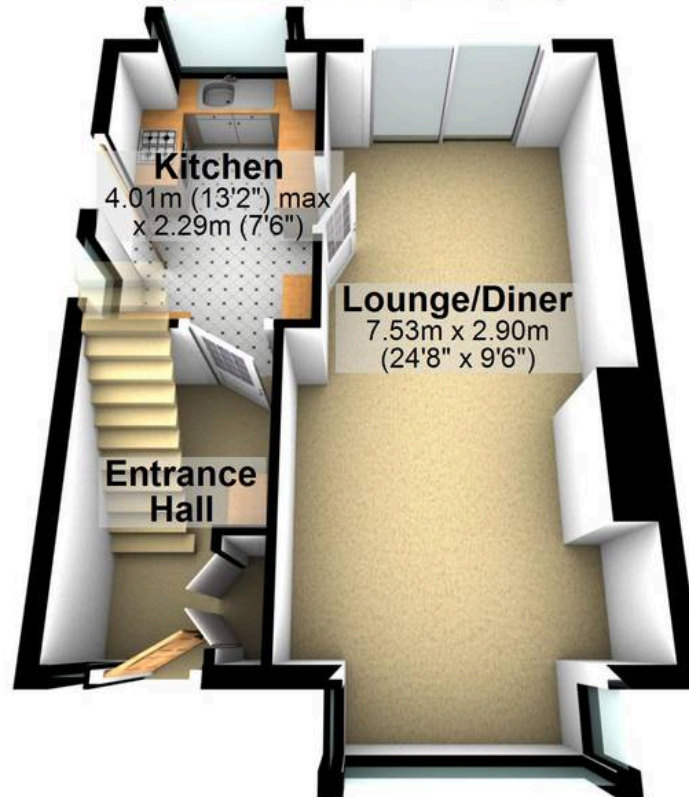
## Garage

Approx. 13.2 sq. metres (141.9 sq. feet)



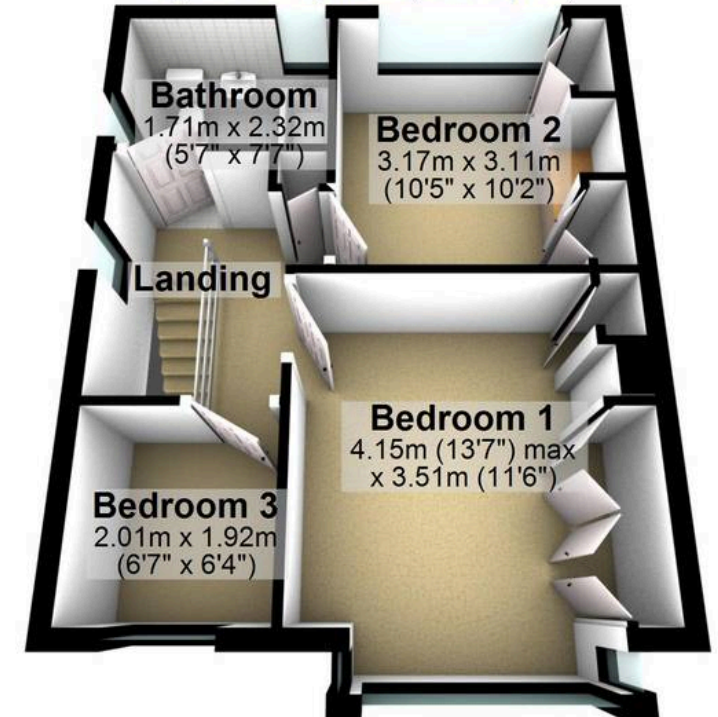
## Ground Floor

Approx. 39.7 sq. metres (427.1 sq. feet)



## First Floor

Approx. 37.6 sq. metres (404.4 sq. feet)



Total area: approx. 90.4 sq. metres (973.5 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.