



**Taplin Road, SHEFFIELD**

**welcome to**

## **Taplin Road, SHEFFIELD**

An excellent two bedroom family home with a private rear garden and charming living accommodation throughout. With great local amenities and transport links this property is the perfect opportunity.

##Invalid Field Name##

### **Cellar**

10' 8" maximum x 10' 3" maximum ( 3.25m maximum x 3.12m maximum )

With the fuse box and meters, also fully insulated.

With a rear velux window.

### **Rear Garden**

A private rear garden.

### **Lounge**

12' 4" maximum x 11' 10" maximum ( 3.76m maximum x 3.61m maximum )

With a capped off fireplace, a GCH radiator and access to the front door.

### **Kitchen**

10' maximum x 9' maximum ( 3.05m maximum x 2.74m maximum )

With an electric oven and ceramic hob, freestanding appliances, a GCH radiator and rear facing window.

### **Landing**

With a combi boiler.

### **Bedroom One**

14' 1" maximum x 11' 10" maximum ( 4.29m maximum x 3.61m maximum )

With double glazed front facing windows, a GCH radiator and Chimney breast.

### **Bedroom Two**

10' 1" maximum x 4' 1" maximum ( 3.07m maximum x 1.24m maximum )

With a GCH radiator and a rear facing double glazed window.

### **Bathroom**

With a shower , low flush w/c, rear facing obscured window, a GCH radiator and skin basin.

### **Occasional Room**

14' 1" maximum x 11' 5" maximum ( 4.29m maximum x 3.48m maximum )





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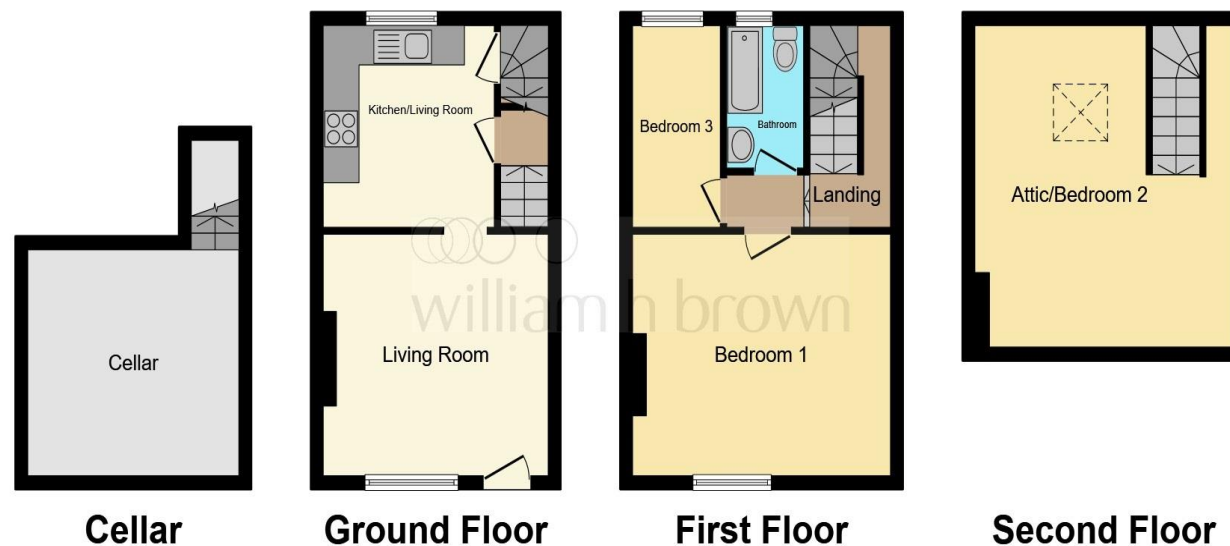
## Taplin Road, SHEFFIELD

- A DELIGHTFUL MID-TERRACE HOUSE
- TWO BEDROOMS AND A FAMILY BATHROOM
- OCCASIONAL ROOM IN THE ATTIC
- MODERNISED KITCHEN/DINER
- EXCELLENT LIVING ACCOMMODATION THROUGHOUT

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 100 years from 25 Dec 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £170,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
SBC107031 - 0005

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