

92 Basford Street

Darnall • Sheffield • S9 5BJ

Guide Price £130,000 - £140,000

A 3-bedroom brick built terrace house situated on a popular road in Darnall. Accommodation on three floors with the benefit of gas central heating and double glazing. The property has undergone a scheme of improvements by current owners including brand new open plan kitchen with French door leading out into the garden. Will be of interest to both owner-occupiers and property investors. Freehold. On the ground floor, a front door opens into the lounge, presented in modern tones with grey carpet and focal decorative fireplace. The dining room and off-shot kitchen has a popular open plan design, with both rooms having uPVC double glazed French doors onto the rear garden. The kitchen is fitted with a range modern gloss units, marble effect worktops and brick shaped splashbacks. Integrated appliances include oven and gas hob with space and plumbing for further freestanding appliances. On the first floor, a front double bedroom with useful under-stair closet and rear single bedroom are both neutrally presented with contrasting grey carpet. The modern bathroom has a white suite, complemented by stylish tiling and storage cupboard. Stairs rise from the first floor landing to a second floor landing with a storage cupboard. There is a double bedroom with a front dormer window and useful storage within the rear roof void. Outside, there is a forecourt and an end of row, south-east facing rear garden. Basford Street is well-placed for local shops and amenities, parks, schools, recreational facilities, public transport, and access to the city centre, Meadowhall and the M1 motorway.



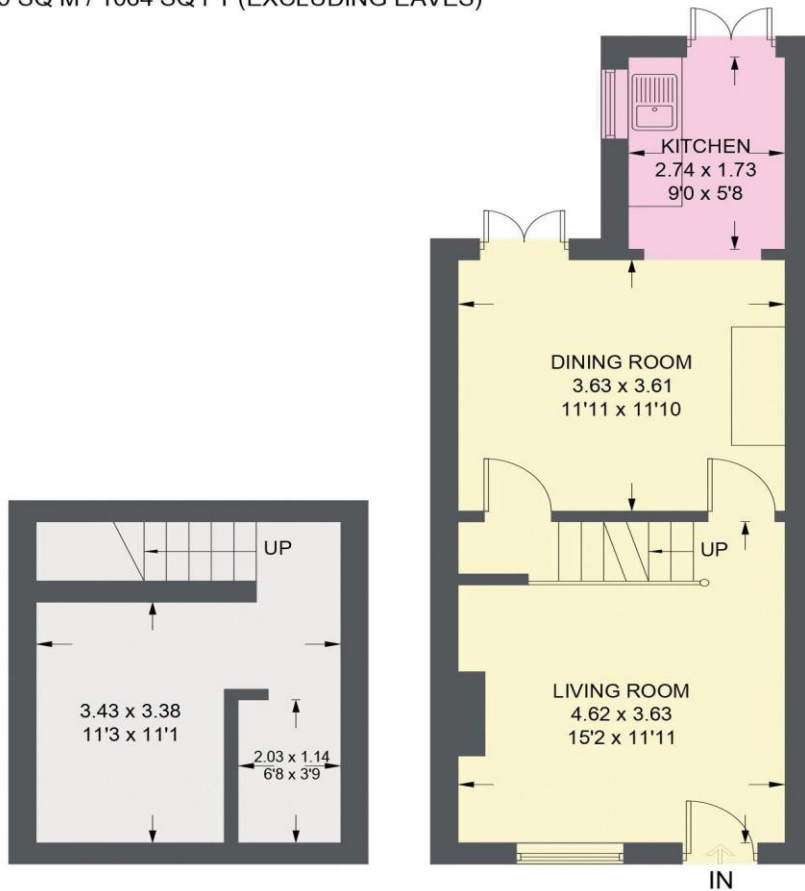
- Brick Terrace House in Darnall. S9
- 3 Bedrooms
- Interest to Owner Occupiers & Investors
- Recently Refurbished by Current Owners
- Modern Kitchen & Bathroom
- South East Facing Garden
- Combination Boiler & Double Glazing
- Freehold
- No Onward Chain
- Council Tax Band A, EPC Rating D

92 BASFORD STREET

APPROXIMATE GROSS INTERNAL AREA = 83.3 SQ M / 896 SQ FT

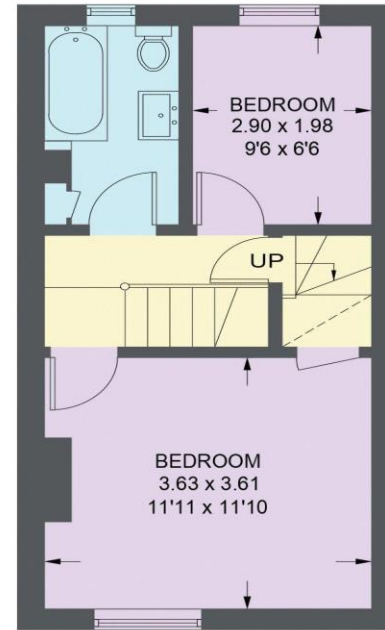
CELLAR = 15.6 SQ M / 168 SQ FT

TOTAL = 98.9 SQ M / 1064 SQ FT (EXCLUDING EAVES)

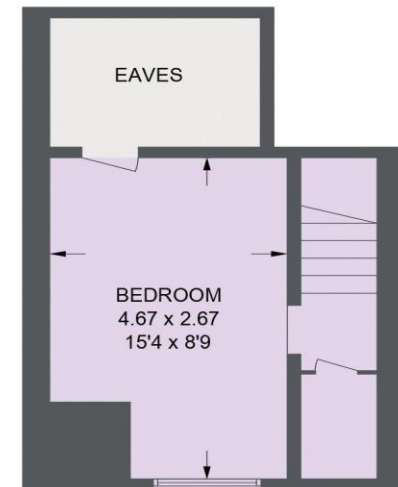


CELLAR
15.6 SQ M / 168 SQ FT

GROUND FLOOR
36.0 SQ M / 387 SQ FT



FIRST FLOOR
30.5 SQ M / 328 SQ FT



SECOND FLOOR
16.8 SQ M / 181 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.