



30 Perigree Road, Sheffield, S8 0NE



30 Perigree Road

£260,000

This attractively presented two double bedroomed semi detached house is favourably located within this popular and established residential area which is convenient for a host of local amenities in Woodseats along with the Archer Road retail park.

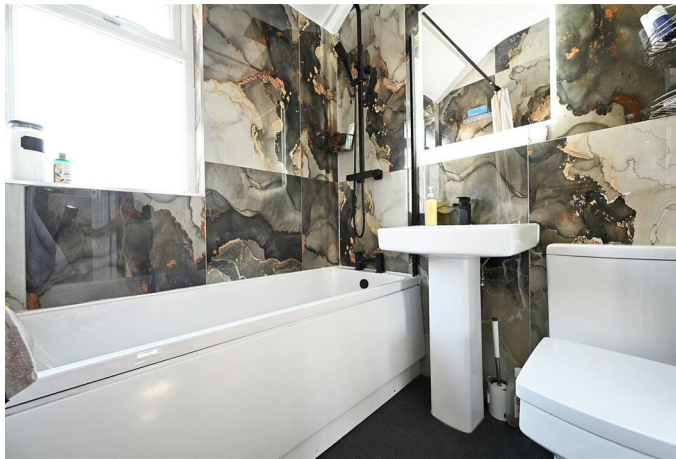
Benefitting from uPVC double glazing and gas central heating via a combination boiler the property briefly comprises of an entrance hall, front sitting room with bay window and attractive feature fireplace and useful understairs store cupboard. Superb dining kitchen having built in appliances with the kitchen itself being fitted during recent years with there also being a composite back door. First floor landing off which opens double bedroom one with appealing views over the cityscape along with built in wardrobes along one wall, double bedroom two and outstanding bathroom fitted in 2024.

Block paved drive provides off road parking, concrete sectional garage with workshop and mainly lawned rear garden.



- Attractively presented
- Recently upgraded
- Outstanding kitchen and bathroom
- Two double bedrooms
- Appealing cityscape views
- Gas central heating and double glazing
- Most convenient location
- Ideal for FTB, couple or young family
- EPC: D
- Tenure: Council Tax Band:

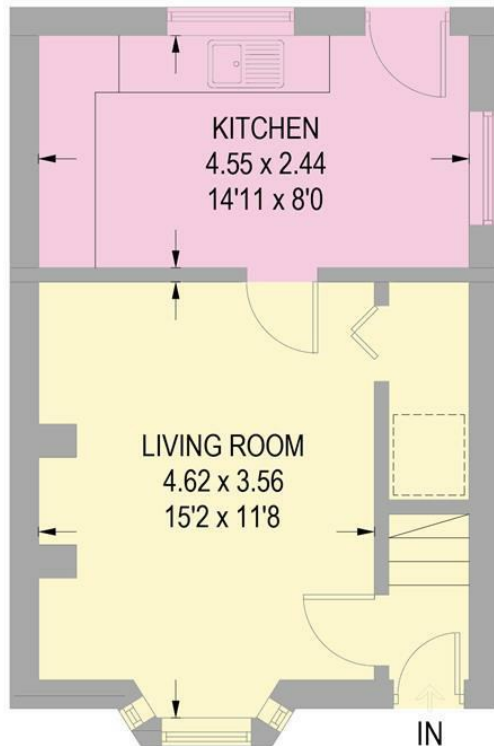




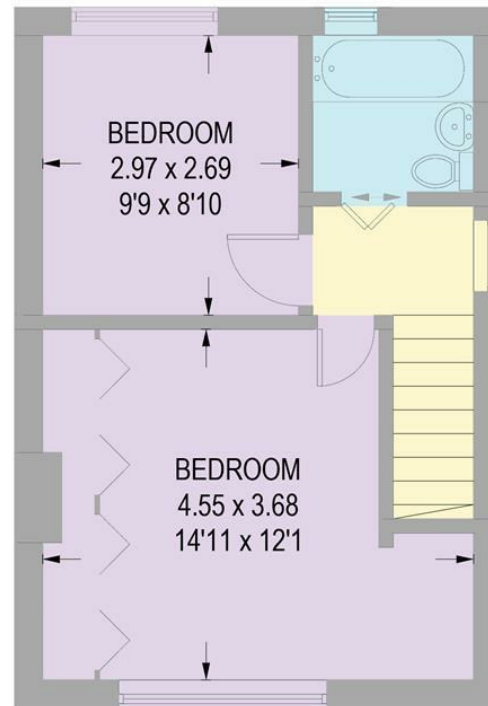
30 PERIGREE ROAD

APPROXIMATE GROSS INTERNAL AREA = 62.5 SQ M / 673 SQ FT
OUTBUILDING = 16.4 SQ M / 176 SQ FT
TOTAL = 78.9 SQ M / 849 SQ FT

 = REDUCED HEADROOM BELOW 1.5m / 5'0"

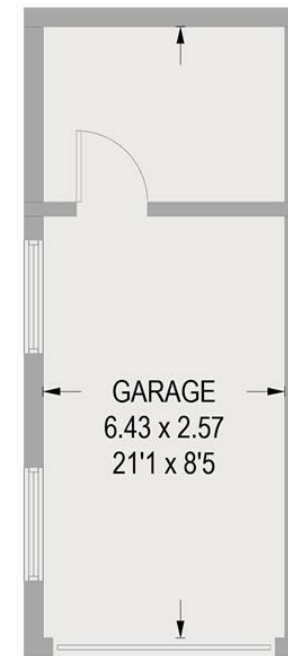


GROUND FLOOR
31.7 SQ M / 341 SQ FT



FIRST FLOOR
30.9 SQ M / 333 SQ FT

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



OUTBUILDING
(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, 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. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. 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. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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