

Marketing Preview



27 Grassthorpe Road, Sheffield, S12 2JG

£160,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CHAIN FREE!! A fantastic opportunity to purchase this deceptively spacious, two bedroom, terraced property which is modern throughout. Offering large enclosed garden, new kitchen and bathroom. This property is within close proximity to useful transport links, making it ideal for commuters. Perfect for first time buyers or families alike!

SUMMARY

CHAIN FREE!! A fantastic opportunity to purchase this deceptively spacious, two bedroom, terraced property which is modern throughout. Offering large enclosed garden, new kitchen and bathroom. This property is within close proximity to useful transport links, making it ideal for commuters. Perfect for first time buyers or families alike!

LOUNGE 13'4" x 10'0"

Comprising of two feature wallpapered walls, laminate flooring and feature fireplace with electric fire. Ceiling light, radiator and window to the front. TV point and door to kitchen/diner.

KITCHEN/DINER 10'3" x 10'6"

A stylish, new kitchen/diner with high gloss wall and base units, worktops and glass splash backs. Sink with drainer and mixer hose tap. Double oven and hob. Laminate flooring and under counter space for washing machine. Two ceiling lights, vintage radiator and window. Stair rise to first floor and doors to cellar head and conservatory.

CONSERVATORY 12'6" x 12'6"

A good sized conservatory with TV point, radiator and laminate flooring. Side door to right of way and sliding doors to rear.

STAIRS/LANDING

A laminate stair rise to first floor landing with spotlight. access to the loft and doors to two bedrooms and bathroom.

BEDROOM ONE 10'3" x 10'5"

A good size double bedroom with feature wallpapered wall, original floorboards and over stairs storage cupboard. Ceiling light, radiator and window to the rear.

BEDROOM TWO 7'1" x 10'2"

A second generous size single bedroom with feature wallpapered wall, laminate flooring and two storage cupboards in the alcoves. Ceiling light, radiator and window to the front.

BATHROOM 4'7" x 6'10"

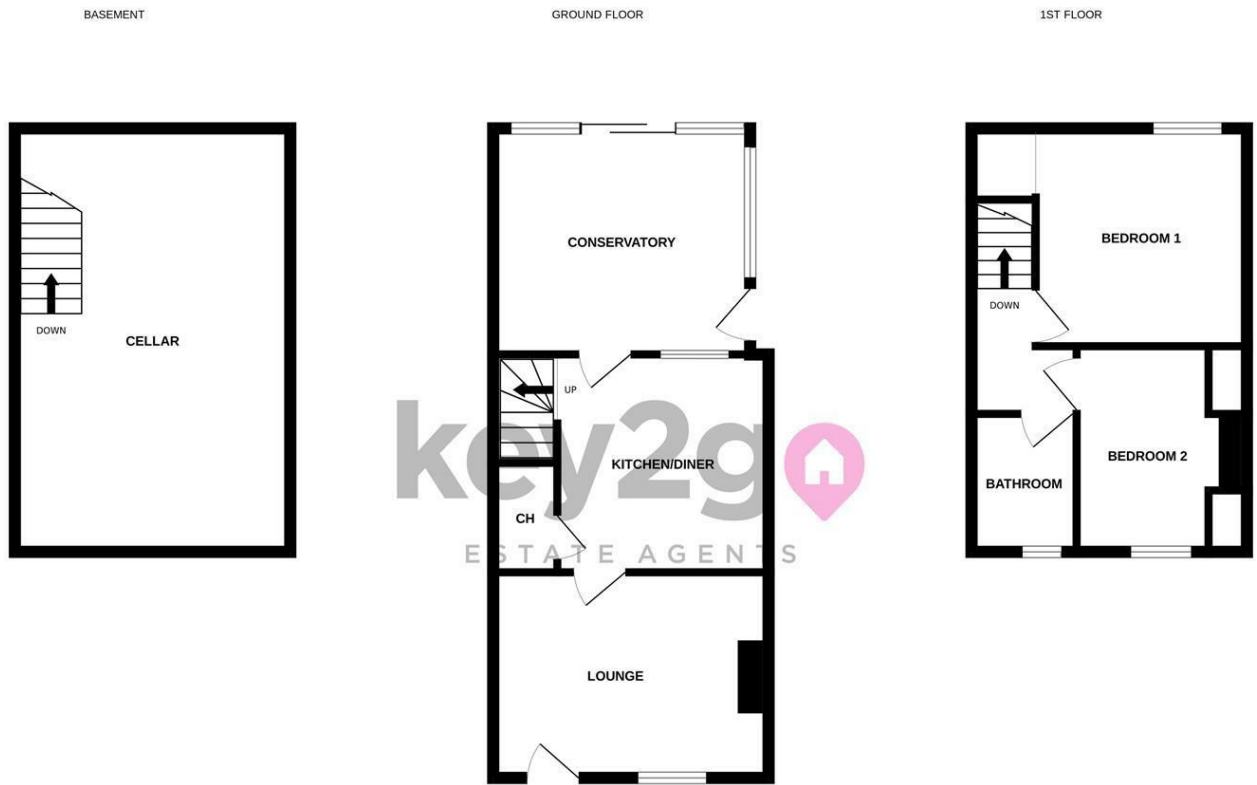
A stylish bathroom having bath with overhead and handheld shower, pedestal sink and close coupled WC. Ceiling light, ladder style radiator and obscure glass window. Part tiled walls and tiled flooring.

OUTSIDE

To the rear of the property is a private, large enclosed garden with lawn, patio and pebbled area. Also offering summer house and hedging to the boundary.

PROPERTY DETAILS

- FREEHOLD
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

