

## Marketing Preview



**50 Bishop Hill, Sheffield, S13 7EN**

**£175,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**



**\*\*GUIDE PRICE £175,000 - £180,000\*\* CHAIN FREE!!** A unique opportunity to purchase this modern throughout, extended three bedroomed end of terrace property situated on a quiet private road. Having quirky features, new bathroom and new boiler. Also having enclosed garden and off road parking for one car. Close to great local amenities and good road links to the M1 Motorway and parkway.

## SUMMARY

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## HALLWAY

Enter through composite door into welcoming hallway with feature painted walls and laminate flooring. Two ceiling lights, radiator and obscure glass window. Stair rise to the first floor and doors to bathroom and kitchen/diner.

## BATHROOM 7'8" x 5'3"

A stylish, newly fitted bathroom with freestanding bath, floating was basin and low flush WC. Ceiling light, rose gold ladder style radiator and obscure glass window. Tiled flooring and panelling to the walls.

## KITCHEN/DINER 12'3" x 22'11"

A spacious kitchen/diner which is open to the lounge with ample wall and base units and contrasting worktops. Double oven, fire ring gas hob and extractor fan. Under counter space for washing machine and space for freestanding cooker. Integrated dishwasher and one and a half stainless steel sink with mixer tap. Two ceiling lights, radiator and window to the rear. Laminate flooring and two openings to the lounge.

## LOUNGE 14'0" x 19'8"

A spacious, extended reception room with log burner, feature panelling, wallpaper and laminate flooring. Two ceiling lights, radiator, obscure glass window and window to the rear. Patio doors to the garden.

## STAIRS/LANDING

A wooden stair rise to the first floor laminate landing with ceiling light, access to the loft and doors to the three bedrooms and WC.

## BEDROOM ONE 10'8" x 12'9"

A generous size double bedroom with neutral decor, laminate flooring and cupboard housing boiler. Ceiling light, radiator and window to the rear.

## BEDROOM TWO 10'11" x 8'10"

A second double bedroom with neutral decor and laminate flooring. Ceiling light. radiator and window to the rear.

## BEDROOM THREE 7'10" x 9'0"

A third generous sized single bedroom with neutral decor and laminate flooring. Ceiling light, radiator and window to the front.

## WC 4'9" x 2'5"

Comprising of wash basin, low flush WC, ceiling light and tiled flooring.

## OUTSIDE

To the front of the property is a shared driveway with off road parking for one car.

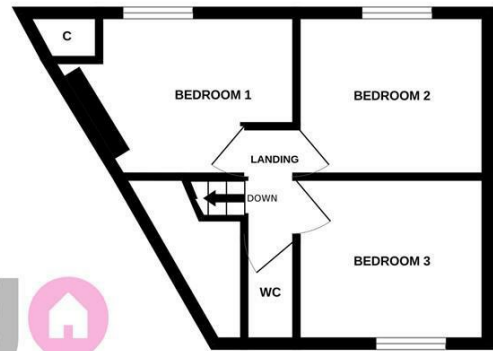
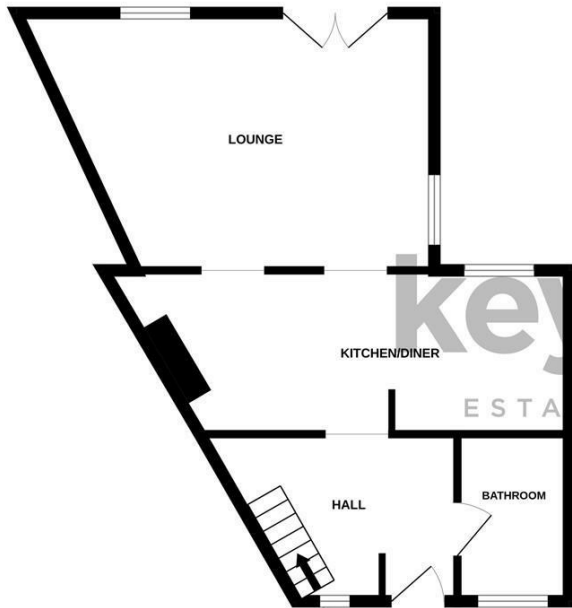
To the rear of the property is an enclosed garden with masses of potential with lawn, mature trees and shrubbery.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A

GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.

1ST FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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