

Marketing Preview



14 College Road, Spinkhill, Sheffield, S21 3YB

£160,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



A unique opportunity to purchase this three bedroom, terraced property. Offering cellar space and garden space. Being deceptively spacious, ready to move into and having countryside views. Close to great local amenities and great road links to the M1 Motorway. Perfect for first time buyers or families alike!

SUMMARY

A unique opportunity to purchase this three bedroom, terraced property. Offering cellar space and garden space. Being deceptively spacious, ready to move into and having countryside views. Close to great local amenities and great road links to the M1 Motorway. Perfect for first time buyers or families alike!

LOUNGE 12'10" x 10'4"

Enter through composite door into cottage feel lounge with neutral decor, laminate flooring and fireplace. Ceiling light, radiator and window to the front. Doorway to kitchen.

KITCHEN 12'7" x 12'11"

Comprising of wall and base units, wood effect worktops and tiled splash backs. Stainless steel sink with drainer and mixer tap. Oven, hob and extractor fan. Under counter space for washing machine and space for full height fridge/freezer. Ceiling light, ladder style radiator and window to the rear. Laminate flooring, cellar head and stair rise to the first floor. Composite door to outside.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with two ceiling lights, boiler and doors to the two bedrooms and bathroom. Stair rise to the attic room.

BEDROOM ONE 13'1" x 10'0"

A double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window to the front.

BEDROOM TWO 6'11" x 8'4"

A second single bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window to the rear with views.

BATHROOM 7'0" x 6'7"

Comprising of bath with overhead shower, pedestal sink and close coupled WC. Ceiling light, chrome ladder style radiator, fully tiled walls and tiled flooring.

ATTIC BEDROOM THREE 11'9" x 11'3"

Enter via carpet stair rise to the great extra space with neutral decor, radiator and velux style window.

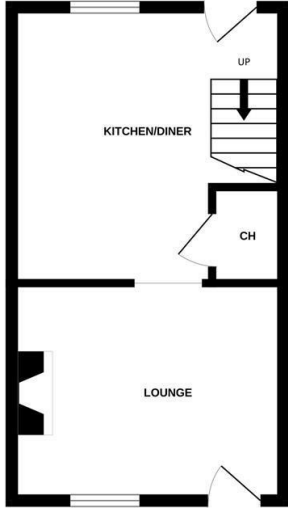
OUTSIDE

A shared pathway to the garden which is a row for neighbours with lawn area, two brick built outhouse and myenergi zappi electric vehicle charging point.

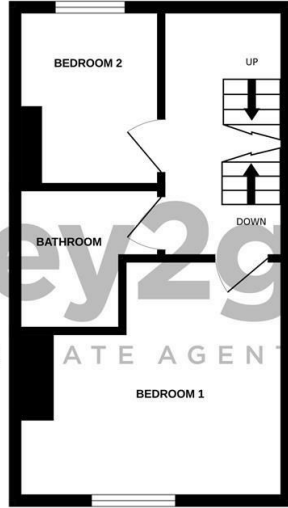
PROPERTY DETAILS

- FREEHOLD
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A
- TWO WINDOWS ON THE FIRST FLOOR ARE TRIPLE GLAZED AND RECENTLY FITTED
- ATTIC IS DOUBLE GLAZED AND HAS ALSO RECENTLY BEEN REPLACED

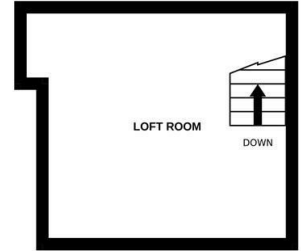
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.
Made with Metropix ©2023

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

