

Marketing Preview



249 Deerlands Avenue, Sheffield, S5 7WW

£110,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CHAIN FREE!! A fantastic opportunity to purchase this two double bedroom mid terraced property. Offering a good sized garden and downstairs WC. Close to great amenities and road links to Sheffield City Centre and M1 Motorway. Perfect for first time buyers or families alike!

SUMMARY

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HALLWAY

Enter via uPVC door into the hallway with neutral decor, radiator and ceiling light. Stair rise to the first floor and door to the lounge.

LOUNGE 11'0" x 13'7"

Having laminate flooring, neutral decor and storage cupboard. Ceiling light, radiator and window. Door to the kitchen.

KITCHEN 8'3" x 12'0"

Having wall and base units, vinyl flooring and neutral decor. Stainless steel sink with a drainer. Under counter space for a washing machine and space for a cooker. Ceiling light, radiator and window. Door to the rear porch.

REAR PORCH 2'9" x 4'11"

Comprising of vinyl flooring and ceiling light. Door to the store, downstairs WC and uPVC door to outside.

DOWNSTAIRS WC 2'5" x 4'6"

Having WC and boiler. Ceiling light, radiator and obscure glass window.

STAIRS/LANDING

Stair rise to the first floor landing with neutral decor, ceiling light and access to the loft. Doors to the two bedrooms and bathroom.

BEDROOM ONE 11'6" x 10'5"

A spacious double bedroom with neutral decor, a large over stairs storage cupboard and second storage cupboard. Ceiling light, radiator and window to the front.

BEDROOM TWO 9'4" x 11'3"

A second double bedroom having neutral decor, ceiling light, radiator and window.

BATHROOM 4'8" x 6'5"

Comprising of a bath with an electric shower, wall mounted sink and WC. Ceiling light, radiator and obscure glass window. Neutral decor, part tiled walls and vinyl flooring.

OUTSIDE

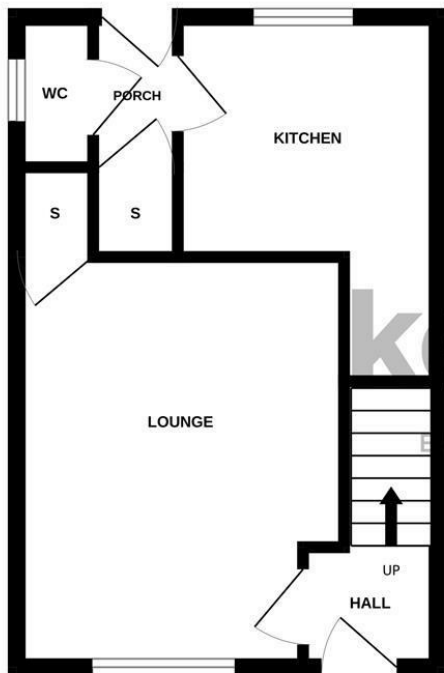
To the front of the property is an enclosed lawn.

To the rear of the property is a lawn area.

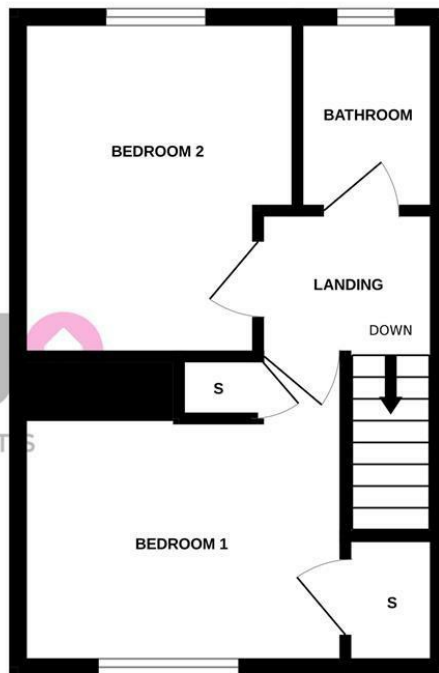
PROPERTY DETAILS

- FREEHOLD
- COUNCIL TAX BAND A

GROUND FLOOR
301 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
291 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 592 sq.ft. (55.0 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) A			90
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

