



Marketing Preview



332 Hall Road, Sheffield, S9 4AG

£145,000

Bedrooms 2, Bathrooms 1, Reception Rooms 2



CHAIN FREE!! A fantastic opportunity to purchase this beautifully presented two bedroom terraced property which is situated in a popular residential area. Being spacious throughout and having an extended ground floor. Close to the Parkway, great road links and bus routes. Perfect for first time buyers and investors!

SUMMARY

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HALLWAY

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

LOUNGE 10'11" x 15'1"

Having carpeted flooring, neutral decor and electric fire with surround. Ceiling light, radiator and window. Open into dining area and door to the kitchen.

KITCHEN 9'4" x 9'5"

Comprising of wall and base units, worktops and tiled splash backs. Sink with a mixer tap. Electric oven and gas hob. Under counter space for a washing machine. Under stairs storage cupboard, vinyl flooring and neutral decor. Ceiling light, window and uPVC door to the rear garden.

DINING ROOM 9'2" x 8'0"

Having ceiling light, radiator and window. Vinyl flooring, neutral decor and french doors onto the rear garden.

BEDROOM ONE 9'9" x 15'1"

A bright and spacious bedroom with carpeted flooring and neutral decor. Ceiling light, radiator and two windows.

BEDROOM TWO 10'6" x 7'0"

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

BATHROOM 7'5" x 4'9"

Comprising of bath with a mixer shower tap and electric shower, close coupled WC and sink. Ceiling light, radiator and obscure glass window. Neutral decor, part tiled walls and vinyl flooring. Over stairs storage cupboard.

OUTSIDE

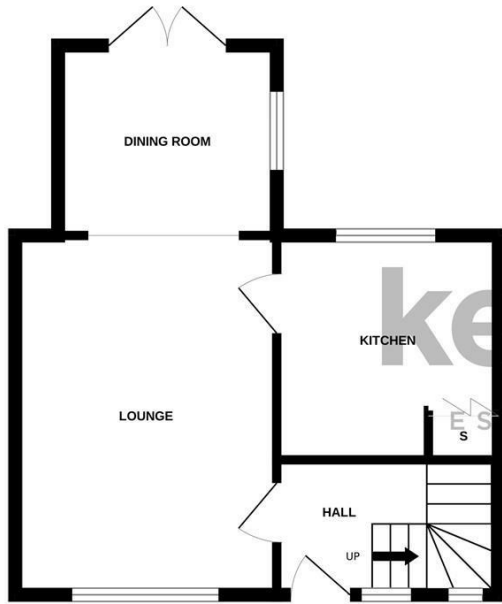
To the front of the property is a lawn area and steps to the front door.

To the rear of the property is an enclosed garden with a patio area and lawn area. Outside tap and outside lighting. Shed and greenhouse.

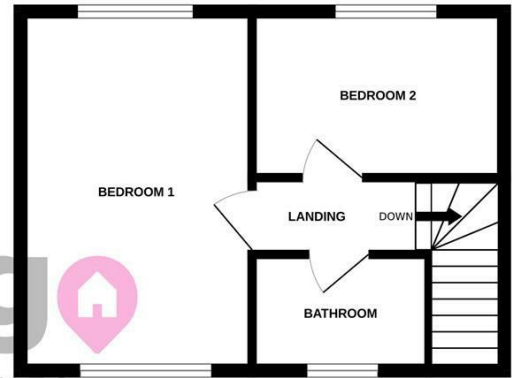
PROPERTY DETAILS

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

GROUND FLOOR
382 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.1 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		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

