

Marketing Preview



205 Hollinsend Road, Sheffield, S12 2EE

£205,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



CHAIN FREE!! A fantastic opportunity to purchase this well maintained three bedroom semi-detached property which is modern throughout and ready move into. Offering a stylish shower room, generous sized low maintenance garden and off road parking for two cars. Positioned close to great local amenities and road links to the City Centre. Also being close to tram and main bus routes. Ideal for first time buyers!

PROPERTY DETAILS

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

SUMMARY

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HALLWAY

Enter via uPVC door into the hallway with neutral decor and laminate flooring. Ceiling light, radiator and stair rise to the first floor. Doors to the kitchen/diner and lounge.

LOUNGE 10'11" x 10'9"

A cosy reception room with feature painted walls to either side of the chimney breast, laminate flooring and a feature hole in the wall. Ceiling light, radiator and walk in bay window to the front.

KITCHEN/DINER 16'8" x 8'6"

Comprising of wall and base units, contrasting worktops and tiled splash backs. One and a half stainless steel sink with a drainer and mixer tap. Oven, hob and extractor fan. Under counter space washing machine. Ceiling light, spotlighting, radiator window to the rear. Tiled flooring and patio doors to the rear garden.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with ceiling light, window and access to the loft. Doors to the three bedrooms and shower room.

BEDROOM ONE 10'9" x 10'9"

A large double bedroom with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and walk in bay window to the front.

BEDROOM TWO 10'9" x 8'6"

A second double bedroom with a feature painted wall and carpeted flooring. Ceiling light, radiator and window to the rear.

BEDROOM THREE 6'1" x 6'6"

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

SHOWER ROOM 6'0" x 4'11"

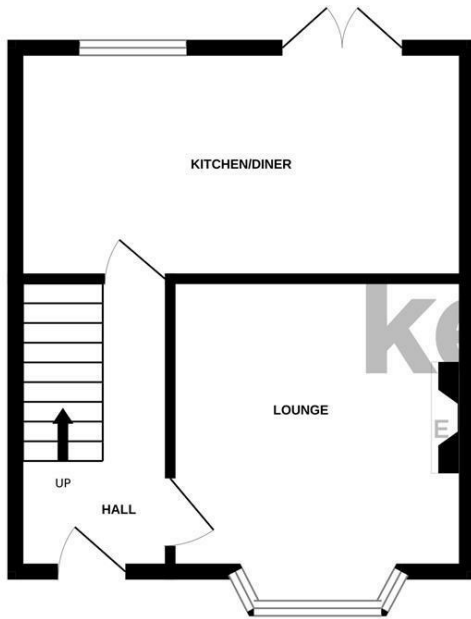
A newly fitted modern shower room having a walk in shower cubicle with an overhead and handheld shower, vanity wash basin and back to wall WC. Spotlighting, chrome ladder style radiator and obscure glass window. Acrylic sheeting to walls and tile effect flooring.

OUTSIDE

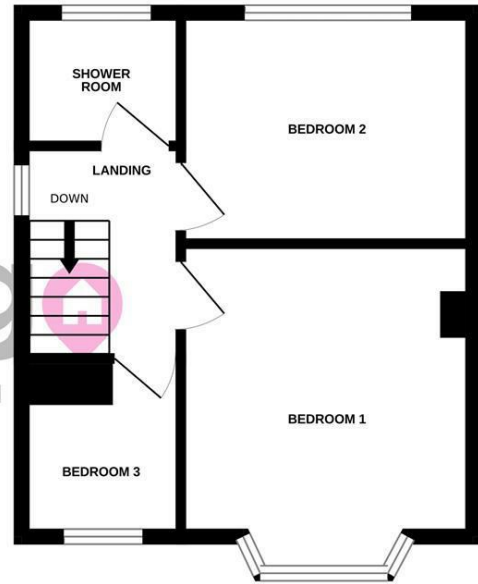
To the front of the driveway is off road parking for two cars and a gate to the rear.

To the rear of the property is a well maintained, low maintenance and enclosed garden with a patio area, lawn and decking. Outhouse with power and lighting.

GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



key2go
ESTATE AGENT

TOTAL FLOOR AREA : 652 sq.ft. (60.5 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		87
(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	

