

## Marketing Preview



**75 Balfour Road, Sheffield, S9 4RX**

**£140,000**

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



CHAIN FREE!! A fantastic opportunity to purchase this three bedroom semi-detached which boasts masses of potential. Situated on a quiet road and offering a generous sized rear garden. Close to great local amenities and road links to Sheffield, M1 Motorway and Meadowhall. Perfect for first time buyers!

### SUMMARY

CHAIN FREE!! A fantastic opportunity to purchase this three bedroom semi-detached which boasts masses of potential. Situated on a quiet road and offering a generous sized rear garden. Close to great local amenities and road links to Sheffield, M1 Motorway and Meadowhall. Perfect for first time buyers!

### HALLWAY

Enter through UPVC door to hallway with ceiling light, radiator and stair rise to first floor landing. Door to lounge.

### LOUNGE 12'0" x 11'1"

A good sized lounge with carpet flooring, part wallpapered walls and fireplace. Ceiling light, radiator and walk in bay window to the front. Door to kitchen/diner.

### KITCHEN 15'3" x 9'3"

Fitted with wall and base units, stainless steel sink and space for appliances. Ceiling strip light, radiator and boiler. Two windows, part tiled flooring, part carpet flooring. UPVC door to rear garden and under stairs store cupboard.

### STAIRS/LANDING

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

### BEDROOM ONE 13'5" x 7'9"

A good sized double bedroom with carpet flooring, wallpapered walls and fitted wardrobe. Ceiling light, radiator and walk in bay window to the front.

### BEDROOM TWO 9'4" x 8'9"

A single bedroom with carpet flooring, wallpapered walls and fitted wardrobe. Ceiling light, radiator and window to the rear.

### BEDROOM THREE 5'1" x 8'0"

A third bedroom with wallpapered walls and carpet flooring. Ceiling light, radiator and window to the front.

### SHOWER ROOM 6'8" x 6'10"

Comprising of wall mounted electric shower, pedestal sink and low flush WC. Ceiling light, radiator and obscure glass window. Vinyl flooring and part tiled walls.

### OUTSIDE

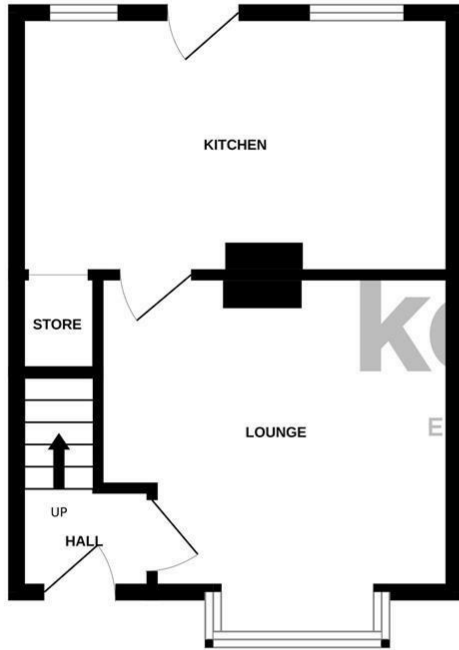
To the side of the property is a shared driveway.

To the rear of the property is a large garden with lawn and brick built outhouse.

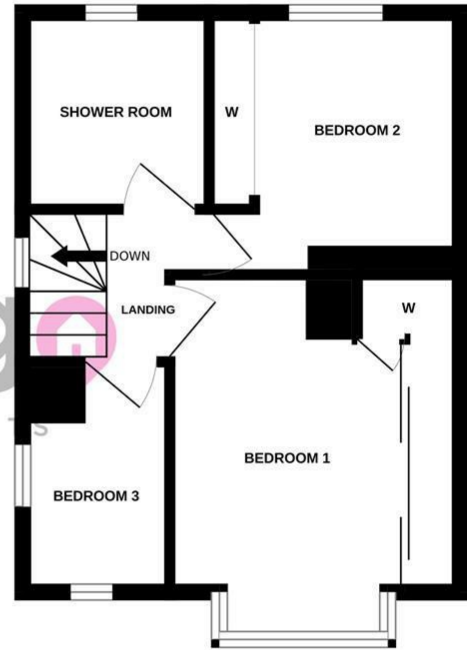
### PROPERTY DETAILS

- PROPERTY IS FREEHOLD HOWEVER SOME OF THE LAND/GARDEN IS LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A

GROUND FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



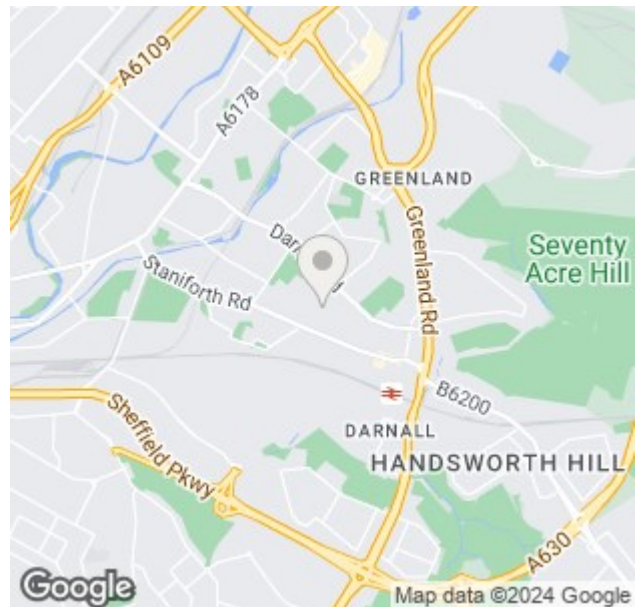
1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.4 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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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