

Marketing Preview



64 Kenninghall View, Sheffield, S2 3WX

£120,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CHAIN FREE!!** GUIDE PRICE £120,000 - £130,000** A fantastic opportunity this deceptively spacious two double bedroom apartment offering balcony with amazing views and open plan kitchen living. Also having allocated parking and ample storage space. The property is well located for local amenities and main public transport links. Ideal for first time buyers or investors!

SUMMARY

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HALLWAY

A wide and spacious hallway with neutral decor and carpet flooring. Ceiling light, radiator and two storage cupboard. Doors to lounge, two bedrooms and bathroom.

LOUNGE 12'2" x 12'10"

An open plan living space with neutral decor and carpet flooring. Two ceiling lights, two radiators and window. Double doors to balcony and opening to kitchen.

KITCHEN 15'2" x 7'0"

Fitted with wall and base units, contrasting worktops and tiled splash backs. Oven, hob and extractor fan. One and a half sink with drainer and mixer tap. Integrated fridge/freezer and space for washing machine and dishwasher. Ceiling light and vinyl flooring.

BEDROOM ONE

A good sized double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window with great views.

BEDROOM TWO 8'8" x 8'8"

A second double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window with views.

BATHROOM 7'0" x 6'11"

A modern style bathroom comprising of bath with plumbed in shower, shower curtain rail, sink and close coupled WC. Spot lighting, extractor fan and radiator. Part tiled walls and vinyl flooring.

OUTSIDE

The property has an allocated parking space.

PROPERTY DETAILS

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

GROUND FLOOR
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.6 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		
(69-80) C	78	78
(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	

