

Marketing Preview



66 Smalldale Road, Sheffield, S12 4YD

£230,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



**** GUIDE PRICE £230,000 £240,000 **** A fantastic opportunity to purchase this stylish and spacious three bedroom semi-detached property which has been extended. Offering a modern kitchen and two reception rooms. Also having ample off road parking, garage and landscaped garden. Walking distance to shops and bus routes. Perfect family home!

SUMMARY

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HALLWAY

Enter via composite door into the extended hallway with white walls and carpeted flooring. Ceiling light, radiator and side window. Stair rise to the first floor and doors to the lounge and store.

LOUNGE 16'8" x 9'10"

A good sized reception room with a media wall with a fireplace and carpeted flooring. Ceiling light, radiator and walk in bay window to the front. Door to the kitchen.

KITCHEN 6'7" x 18'2"

An extended kitchen with high gloss wall and base units, contrasting worktops and tiled splash backs. One and a half sink with a drainer and mixer tap. Oven, microwave, hob and extractor fan. Integrated fridge and freezer, under counter space for a dishwasher and washing machine. Spotlighting, ladder style radiator and window to the rear. Tiled flooring, uPVC side door and door to the dining room.

DINING ROOM 12'11" x 19'4"

Extended over two rooms with neutral decor and carpeted flooring. Two ceiling lights, two radiators and patio doors to the rear.

STAIRS/LANDING

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

BEDROOM ONE 7'11" x 10'9"

Comprising of white walls, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window to the front.

BEDROOM TWO 10'0" x 10'0"

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

BEDROOM THREE 6'6" x 10'4"

A third single bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window to the front.

BATHROOM 9'7" x 6'10"

A spacious bathroom having a bath with an overhead shower, bidet, vanity wash basin and back to wall WC with storage. Spotlighting, ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

OUTSIDE

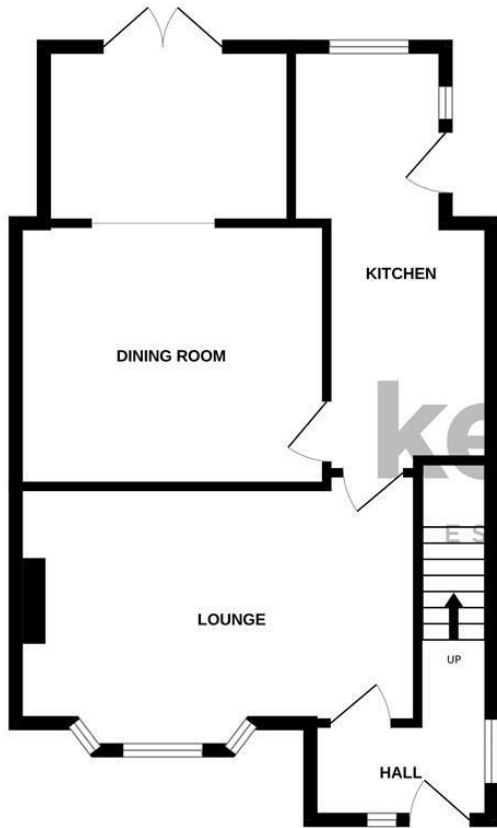
To the front of the property is a shared driveway and a brick paved driveway providing ample off road parking which leads to a detached garage with power and lighting.

To the rear of the property is a landscaped and enclosed south facing garden which has a patio area, steps to an astro turf area and flowerbeds.

PROPERTY DETAILS

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

GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



key2go
ESTATE AGENTS

TOTAL FLOOR AREA : 968 sq.ft. (90.0 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		
(81-91) B		83
(69-80) C	70	
(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	

