



## Marketing Preview



**32 Badger Place, Sheffield, S13 7TL**

**£155,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**



CHAIN FREE!! A fantastic opportunity to purchase this two bedroom semi-detached property which is tucked into a quiet cul-de-sac. Being well presented throughout and offering a maintenance free garden and off road parking. Close to great amenities, good road links to the City Centre and M1 Motorway. Perfect for first time buyers or downsizes!

## SUMMARY

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## HALL

Enter via uPVC door into the hall with painted walls and laminate flooring. Ceiling light, radiator and door to the lounge.

## LOUNGE 13'2" x 11'5"

Having two feature painted walls and carpeted flooring, Ceiling light, radiator, window to the front and window to the rear. Stair rise to the first floor and door to the kitchen.

## KITCHEN 8'10" x 11'9"

Fitted with wall and base units, worktops and tiled splash back. Sink with a drainer and mixer tap. Oven, hob and extractor fan. Under counter space for a washing machine and space for a full height fridge/freezer. Two ceiling lights, radiator and window to the front. Laminate flooring, boiler and patio doors to the rear.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, window and doors to the two bedrooms and bathroom.

## BEDROOM ONE 11'9" x 8'2"

A double bedroom with carpeted flooring and a feature painted wall. Ceiling light, radiator and window to the front. Access to the loft, over stairs storage cupboard and built in wardrobes.

## BEDROOM TWO 11'1" x 6'3"

A good sized single/small double bedroom with white walls and laminate flooring. Ceiling light, radiator and window to the front.

## BATHROOM 8'6" x 4'11"

Comprising of a bath with an overhead shower, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Part tiled walls and tiled flooring.

## OUTSIDE

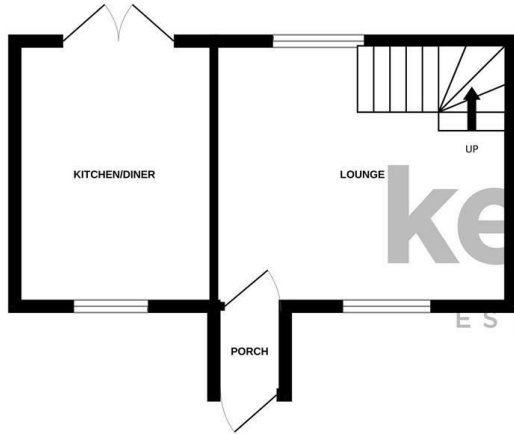
To the front of the property is a astroturf area and driveway with off road parking for one car.

To the rear of the property is a tiered garden with artificial grass and flowerbeds with slate chippings. Fencing and a shed.

## PROPERTY DETAILS

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

GROUND FLOOR  
273 sq.ft. (25.4 sq.m.) approx.



1ST FLOOR  
261 sq.ft. (24.2 sq.m.) approx.



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ESTATE AGENTS

TOTAL FLOOR AREA : 534 sq.ft. (49.6 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</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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