

Marketing Preview



26 Thornbridge Rise, Sheffield, S12 3AJ

£160,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CHAIN FREE! A deceptively spacious two double bedroom semi detached property. Downstairs WC, outhouse and enclosed rear garden. Perfectly situated for shops, countryside walks and public transport. As well as being close to a good choice of local school this property is perfect for first time buyers, downsizers and investors.

SUMMARY

CHAIN FREE! A deceptively spacious two double bedroom semi detached property. Downstairs WC, outhouse and enclosed rear garden. Perfectly situated for shops, countryside walks and public transport. As well as being close to a good choice of local school this property is perfect for first time buyers, downsizers and investors.

HALLWAY

Entrance through a uPVC door into the hallway with neutral decor and carpeted flooring. Light fitting and radiator. Access to the lounge, kitchen, downstairs WC and storage cupboard.

LOUNGE 10'5" x 16'9"

A spacious lounge with neutral decor and carpeted flooring. Two ceiling lights, fireplace with marble effect surround and radiator. Double doors open to the rear garden.

KITCHEN 10'0" x 10'4"

Fitted with ample wall and base units with contrasting worktops and tiled splashbacks. Space for a full height fridge/freezer, automatic washing machine and freestanding oven. Neutral decor and vinyl flooring. Ceiling light and radiator. Access to the rear garden.

WC 4'5" x 2'5"

A handy downstairs WC with neutral decor, vinyl flooring and obscure glass window.

STAIRS AND LANDING

Carpeted stairs rise to the first floor landing with neutral decor. Two windows creating brightness, light fitting and storage cupboard. Loft access. Doors to the two bedrooms and bathroom.

BEDROOM 1 10'5" x 16'10"

A spacious double bedroom with carpeted flooring. Ceiling light and radiator.

BEDROOM 2 7'7" x 13'6"

A further double bedroom with carpeted flooring. Ceiling light and radiator. Storage cupboard.

BATHROOM 4'9" x 9'2"

Comprised of a bath with shower, close coupled WC and sink. Part tiled walls, vinyl flooring and light. Obscure glass window and radiator.

GARDEN

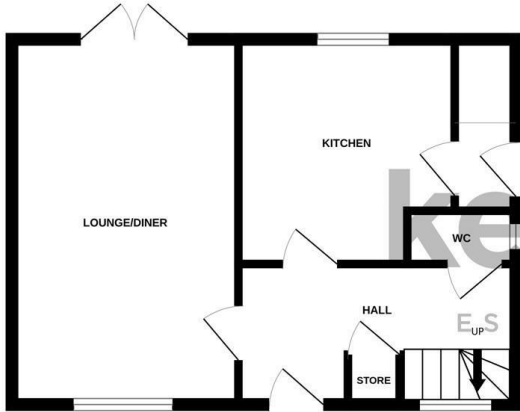
The front of the property has a lawn and shrubs with a path to the front door.

The rear garden is private and enclosed with patio and lawn. Shrubs and outhouse.

PROPERTY DETAILS

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

GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.6 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		
(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	

