

Marketing Preview



43 Churchdale Road, Sheffield, S12 4XW

£135,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



CHAIN FREE!! A fantastic opportunity to purchase this deceptively spacious, three bedroom terraced property which boasts masses of potential. Offering a downstairs WC and a good sized enclosed garden. Being a walk away to local amenities, fantastic bus and tram routes nearby and close to good schools.

SUMMARY

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HALLWAY

Enter via uPVC door into the hallway with a ceiling light, stair rise to the first floor and door to the lounge.

LOUNGE 13'1" x 10'10"

Comprising of neutral decor, carpeted flooring and a fireplace. Ceiling light, storage heater and window to the front. Door to the kitchen/diner.

KITCHEN/DINER 12'10" x 10'0"

Fitted with wall and base units, worktops and tiled splash back. Sink with a drainer. Oven and hob. Under counter space for a washing machine. Ceiling light, storage heater and storage cupboard. Doors to the rear and downstairs WC.

DOWNSTAIRS WC 2'9" x 4'5"

Having a close coupled WC, ceiling light and obscure glass window.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, access to the loft and doors to the three bedrooms and shower room.

BEDROOM ONE 9'2" x 10'7"

A double bedroom with carpeted flooring, ceiling light and window to the front.

BEDROOM TWO 9'2" x 9'10"

A second double bedroom with carpeted flooring. Ceiling light, storage heater and window to the rear with views.

BEDROOM THREE 10'4" x 7'2"

A third single bedroom with neutral decor, carpeted flooring and a long storage cupboard housing the hot water tank. Ceiling light and two windows to the front.

SHOWER ROOM 10'3" x 6'0"

Having a wall mounted electric shower, pedestal sink and low flush WC. Ceiling light and two obscure glass windows. Fully tiled walls and vinyl flooring.

OUTSIDE

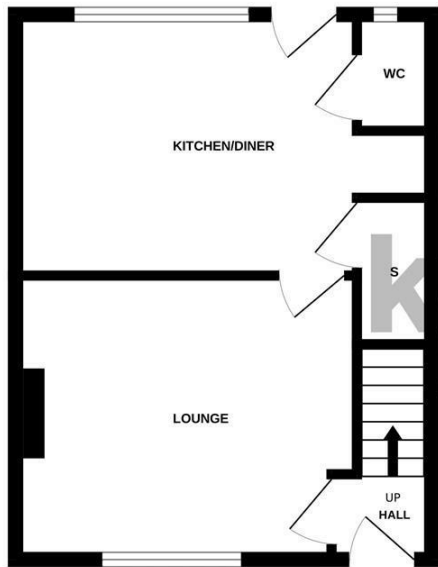
To the front of the property is a path to the front door and side, hedging to the boundary and an alley way to the rear.

The rear of the property boasts potential with hedging, mature shrubs and lawn area.

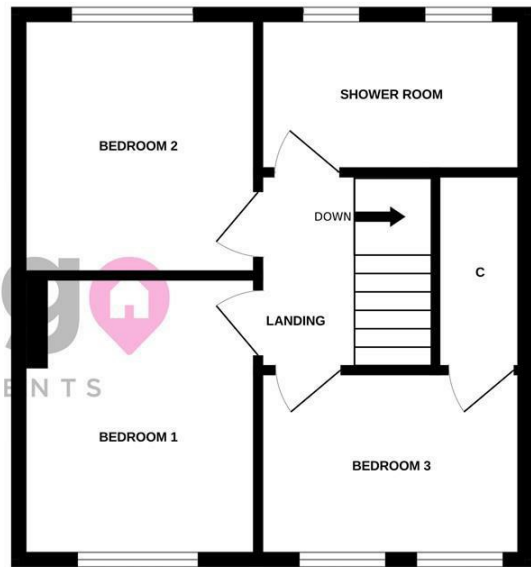
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- COUNCIL TAX BAND A

GROUND FLOOR
332 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.5 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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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