

Marketing Preview



9 Oswestry Road, Sheffield, S5 7UF

£155,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



A fantastic opportunity to purchase this three bedroom semi-detached property which would make the perfect project. Offering a conservatory, downstairs WC and off road parking. Close to Hallamshire Hospital, great road links to the M1 Motorway and City Centre. Perfect for a first time buyer or investor!

SUMMARY

A fantastic opportunity to purchase this three bedroom semi-detached property which would make the perfect project. Offering a conservatory, downstairs WC and off road parking. Close to Hallamshire Hospital, great road links to the M1 Motorway and City Centre. Perfect for a first time buyer or investor!

HALLWAY

Having a stair rise to the first floor and door to the lounge.

LOUNGE 12'2" x 11'9"

A spacious reception room with a fireplace. Two wall lights, ceiling light, radiator and bay window.

KITCHEN 12'2" x 12'0"

Fitted with ample wall and base units, a breakfast bar and laminate flooring. Space for a fridge/freezer and washing machine. Integrated oven, gas hob and extractor fan. Ceiling light, radiator and window. Doors to the downstairs WC and conservatory.

DOWNSTAIRS WC

Comprising of a toilet and sink. Ceiling light, radiator and three windows.

CONSERVATORY 7'9" x 5'7"

A great extra living space with neutral decor. Ceiling light and radiator. UPVC door to the rear.

STAIRS/LANDING

A 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 10'7" x 12'0"

A double bedroom with ceiling light, radiator and bay window to the front.

BEDROOM TWO 10'1" x 9'5"

A second double bedroom with a ceiling light, radiator and window to the rear with great views.

BEDROOM THREE 5'8" x 8'10"

A third bedroom with a ceiling light, radiator and window to the front. Door to the storage cupboard.

BATHROOM 6'1" x 5'7"

Comprising of a bath with a handheld shower and tiled bath surround, sink and WC. Spotlighting, radiator and obscure glass window.

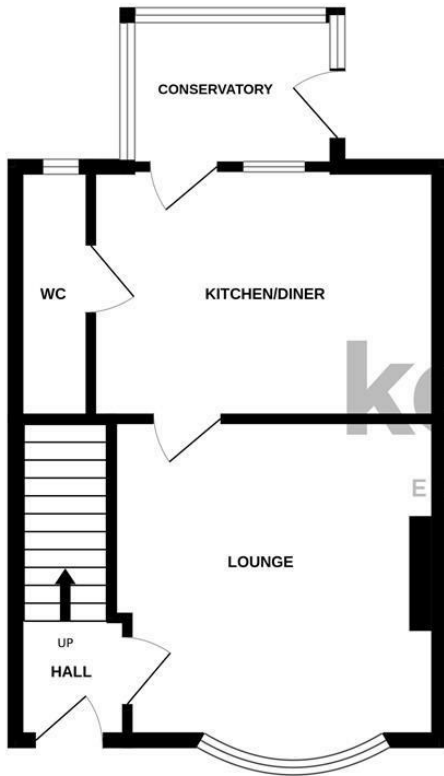
OUTSIDE

To the rear of the property is overgrown shrubbery.

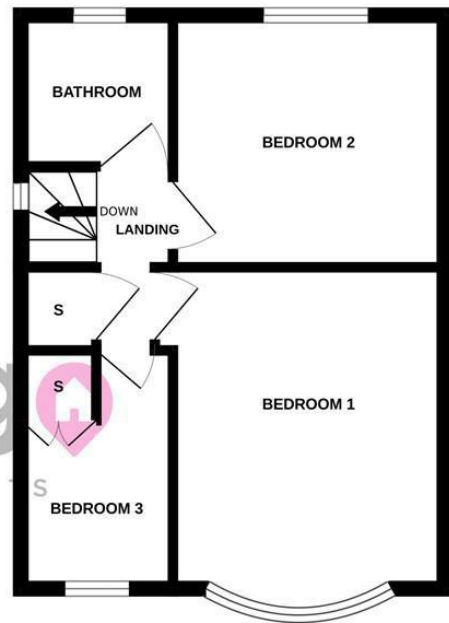
PROPERTY DETAILS

- COUNCIL TAX BAND B
- FREEHOLD

GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



key2go
ESTATE AGENTS

TOTAL FLOOR AREA: 727 sq.ft. (67.5 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.
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

