

## Marketing Preview



**23 High Street, Bighton, Sheffield, S20 1EE**

**£185,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**



\*\*\*GUIDE PRICE £185,000-£190,000\*\*\* CHAIN FREE! A unique opportunity to purchase this three big double bedroom mid terraced property which is spacious throughout. Being renovated by the current owner and having parking. Close to great amenities, road links to the City Centre and M1 Motorway. Perfect family home!

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

## SUMMARY

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## HALLWAY

Enter via uPVC door into the hallway with white walls and carpeted flooring. Ceiling light, radiator and stair rise to the first floor. Doors to the lounge and dining room.

## LOUNGE 10'8" x 10'7"

A cosy reception room with a feature painted wall and carpeted flooring. Ceiling light, radiator and window to the front.

## DINING ROOM 11'9" x 13'2"

An airy extra living space with white walls and carpeted flooring. Ceiling light, radiator and window to the rear. Door to the kitchen.

## KITCHEN 7'9" x 13'11"

A modern kitchen having high gloss wall and base units, wood effect worktops and tiled splash back. Oven, hob and extractor fan. One and a half stainless steel sink with a drainer and mixer tap. Under counter space for a washing machine. Ceiling light, vertical radiator and two windows. Vinyl flooring, uPVC side door and door to the cellar.

## STAIRS/LANDING

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

## BEDROOM ONE 9'2" x 19'2"

A long double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the front.

## BEDROOM TWO 7'2" x 15'9"

A second large double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the front.

## BEDROOM THREE 8'1" x 13'10"

A third good sized double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the rear with church views.

## BATHROOM 9'2" x 5'3"

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

## OUTSIDE

The front of the property is large with a lawn area, shrubbery and a garden path.

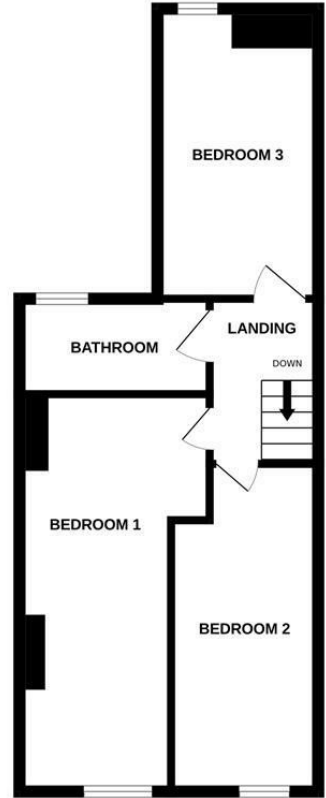
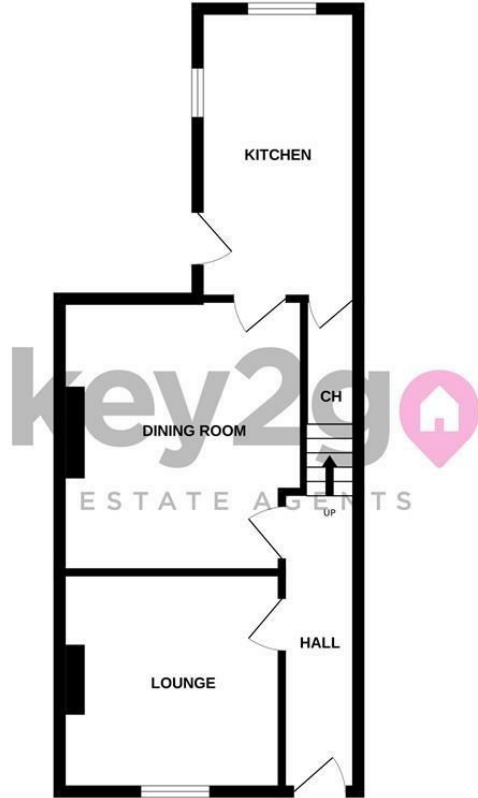
The rear of the property boasts masses of potential having a large shed, grass and driveway with shared car access.

## PROPERTY DETAILS

BASEMENT  
113 sq.ft. (10.5 sq.m.) approx.

GROUND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.

1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.5 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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</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	

