



Marketing Preview



232 Mansfield Road, Sheffield, S12 2AR

£130,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



CHAIN FREE!! A fantastic opportunity to purchase this three good sized bedroom semi-detached property which boasts masses of potential and would make the perfect renovation opportunity. Having a new full central heating system and good sized garden. Close to good bus routes into the City Centre, close to great amenities and road links to the M1 Motorway.

SUMMARY

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LOUNGE 12'4" x 12'9"

A spacious reception room with carpeted flooring and poly tiles to the ceiling. Radiator, window to the front and door to the inner hallway.

INNER HALLWAY

Comprising of a stair rise to the first floor and door to the dining room.

DINING ROOM 12'4" x 12'6"

Comprising of vinyl flooring and a boiler. Ceiling light, radiator and window to the rear. Doors to the cellar head and kitchen.

KITCHEN 6'10" x 8'10"

Having vinyl flooring, wall and base units and poly tiles to the ceiling. Window to the rear and uPVC door to the rear.

STAIRS/LANDING

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

BEDROOM ONE 12'4" x 12'9"

A generous sized double bedroom with poly tiles to the ceiling, carpeted flooring and an under stairs storage cupboard. Ceiling light, radiator and window.

BEDROOM TWO 6'10" x 10'5"

A second generous sized single bedroom with a ceiling light, radiator and window to the rear.

BATHROOM 5'5" x 10'7"

Comprising of a bath, sink and WC. Ceiling light, obscure glass window and storage cupboard.

BEDROOM THREE 9'2" x 14'10"

A stair rise to a double bedroom with carpeted flooring, radiator and window to the rear with fabulous open views.

OUTSIDE

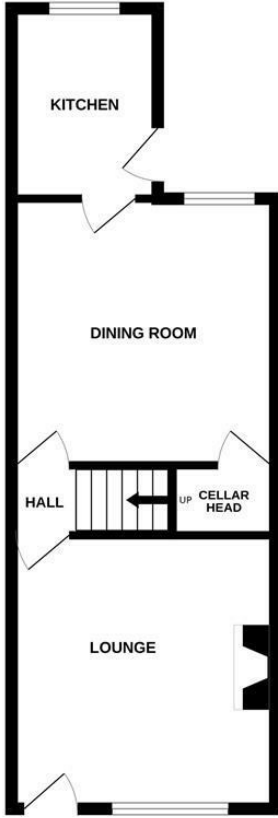
To the front of the property is shrubbery, a path to the rear with access via the neighbours property.

To the rear of the property is a good sized garden boasting masses of potential with a patio area and shrubs.

PROPERTY DETAILS

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

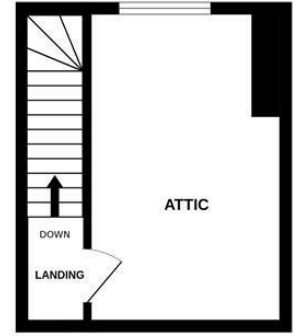
GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



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



2ND FLOOR
177 sq.ft. (16.5 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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		85
(69-80) C	69	
(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	

