



Marketing Preview



12 Atherton Road, Sheffield, S2 2ES

£130,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CHAIN FREE!! A fantastic opportunity to purchase this two bedroom semi-detached property which is situated in a popular location. Offering a downstairs WC, large beautiful garden and off road parking. The property also boasts masses of potential. Close to great amenities, road links to the City Centre and M1 Motorway. Perfect for first time buyers or families alike!

- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A

SUMMARY

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HALLWAY

Enter via uPVC door into the spacious hallway with carpeted flooring, radiator and ceiling light. Stair rise to the first floor and access to the pantry. Doors to the lounge and kitchen.

LOUNGE 10'3" x 15'5"

A spacious reception room with carpeted flooring, neutral decor and a gas fire. Ceiling light, radiator and dual aspect windows.

KITCHEN 8'6" x 7'3"

Having contrasting worktops and neutral tiled splash back. Freestanding cooker, fridge/freezer and washing machine. Ceiling light, radiator and window. Neutral decor and vinyl flooring. Door to the porch, WC and storage room housing the boiler and shelving

DOWNSTAIRS WC 2'5" x 4'5"

A newly refurbished WC comprising of a WC and three handrails. Ceiling light and window. Vinyl flooring and neutral decor.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with window, ceiling light and handrails. Access to the loft and doors to the two bedrooms and bathroom.

BEDROOM ONE 9'1" x 15'5"

A spacious double bedroom with carpeted flooring and built in wardrobes. Ceiling light, radiator and two windows.

BEDROOM TWO 8'6" x 7'2"

A second single bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window.

BATHROOM 7'10" x 4'5"

Having a bath with a shower, sink and WC. Ceiling light, obscure glass window and storage cupboard. Tiled walls and vinyl flooring.

OUTSIDE

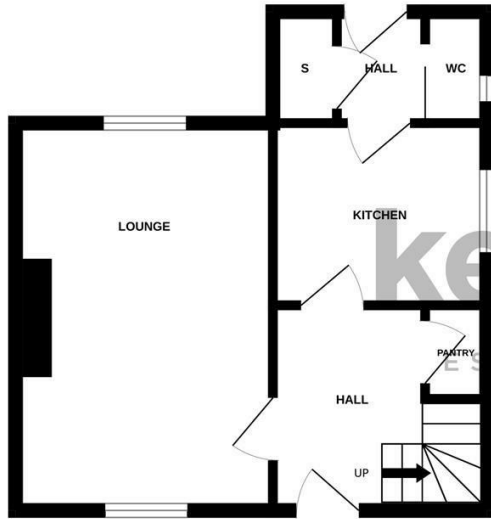
To the front of the property is a gated driveway and small garden

To the rear of the property is a well presented, generous sized garden with lawned area and shrubbery.

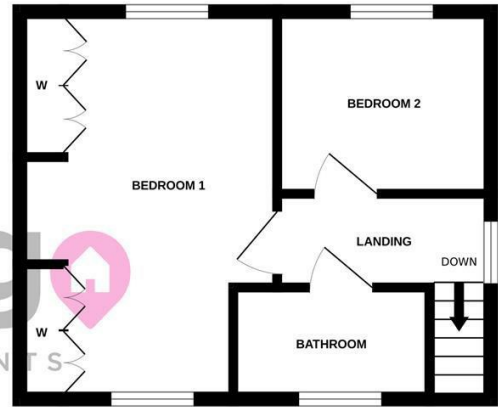
PROPERTY DETAILS

- FREEHOLD
- CAVITY WALL INSULATION

GROUND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 616 sq.ft. (57.2 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		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

