

## Marketing Preview



**52 Jaunty Road, Sheffield, S12 3DU**

**£185,000**

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



CHAIN FREE!! A fantastic opportunity to purchase this deceptively spacious three bedroom end of terrace property. Offering a modern kitchen with new appliances, downstairs WC and ample storage/utility space. Also having a good sized and south facing garden. Good road links to the City Centre and M1 Motorway. Close to tram routes and great amenities. Generous sized family home!

## SUMMARY

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## HALLWAY

Enter via uPVC door into the hallway with white walls, ceiling light and radiator. Stair rise to the first floor and door to the lounge.

## LOUNGE 10'11" x 18'11"

A generous sized reception room which runs the full width of the property with white walls and a fireplace. Two ceiling lights, two radiators dual aspects windows. Door to the kitchen.

## KITCHEN 13'1" x 11'6"

Comprising of ample wall and base units, modern worktops and tiled splash back. Stainless steel sink with a drainer and mixer tap. Newly fitted double oven, hob, extractor fan and integrated fridge. Two ceiling lights, radiator and window to the rear. Laminate flooring and pantry with plumbing for a dishwasher. Door to the side lobby.

## SIDE LOBBY

Having a door to the WC with a low flush WC. Door to the outhouse/utility which houses the boiler and has uPVC doors to the front and rear.

## STAIRS/LANDING

A stair rise to the first floor with a ceiling light, window and hatch to large loft with some boarding (potential for loft conversion subject to relevant planning approval). Doors to the three bedrooms and shower room.

## BEDROOM ONE 10'10" x 12'2"

A generous sized double bedroom with white walls, cupboard housing the hot water tank and over stairs storage cupboard. Ceiling light, radiator and window to the front.

## BEDROOM TWO 10'2" x 11'6"

A second generous sized double bedroom with white walls. Ceiling light, radiator and window to the rear.

## BEDROOM THREE 13'1" x 10'9"

A third small double bedroom with white walls and an over stairs storage cupboard. Ceiling light, radiator and window to the front.

## SHOWER ROOM 10'11" x 6'6"

Comprising of a glass shower cubicle with an electric shower, pedestal sink and low flush WC. Ceiling light, ladder style radiator and obscure glass window. Fully tiled walls and vinyl flooring.

## OUTSIDE

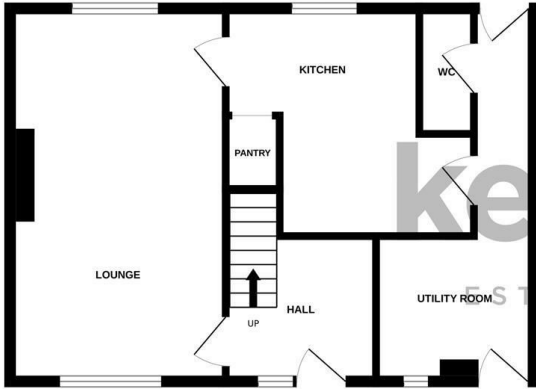
To the front of the property is a brick paved driveway, flowerbed and access to the side and rear.

To the rear of the property is a patio area, lawn area and shrubbery. Brick built outhouse, hedging and fencing. Shared access for next door.

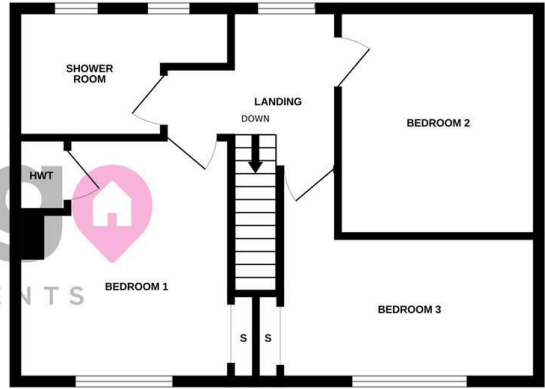
## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- HOUSE ALARM AND SECURITY CAMERA INSTALLED
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 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>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</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	

