



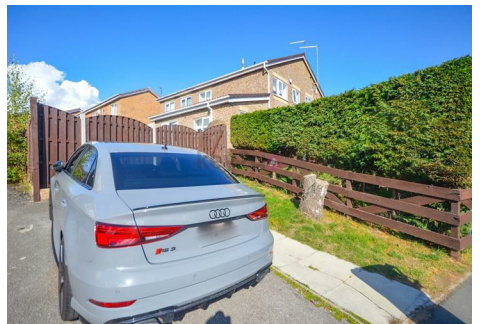
Marketing Preview



4 Stainmore Avenue, Sothall, Sheffield, S20 2GN

£195,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CHAIN FREE! A fantastic opportunity to purchase this two/three bedrooms quadrant house which is situated in a sought after area. Offering off road parking, two gardens and a new kitchen and bathroom. Also being renovated by the current owner. Close to great amenities, road links to the City Centre and M1 Motorway. Perfect for first time buyers or families alike!

- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

SUMMARY

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PORCH

Enter via new composite door into the porch with carpeted flooring, ceiling light and radiator. Storage cupboard and door to the lounge.

LOUNGE 13'9" x 10'5"

Having a feature wall and chimney breast, carpeted flooring and a stair rise to the first floor. Ceiling light, radiator and window to the front. Door to the kitchen.

KITCHEN 12'3" x 6'4"

A newly fitted kitchen with wall and base units and wood effect worktops. Belfast sink with a drainer. Oven, hob and extractor fan. Integrated washing machine, dishwasher and full height fridge/freezer. Spotlighting, ceiling light and laminate flooring. Composite door to the rear and door to the study/snug.

STUDY/SNUG 8'10" x 9'1"

Could be used as a bedroom with white walls and hardware carpet. Ceiling light, radiator and two windows.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, access to the loft and over stairs storage cupboard. Doors to the two bedrooms and bathroom.

BEDROOM ONE 7'10" x 11'9"

A double bedroom with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window to the front.

BEDROOM TWO 5'9" x 9'5"

A second single bedroom with a feature wallpapered wall, carpeted flooring and storage cupboard. Ceiling light, radiator and window to the front.

BATHROOM 7'7" x 4'8"

A brand new bathroom having a bath with a mixer shower tap, vanity wash basin and close coupled WC. Spotlighting, ladder style radiator and obscure glass window. Part tiled walls and tiled flooring.

OUTSIDE

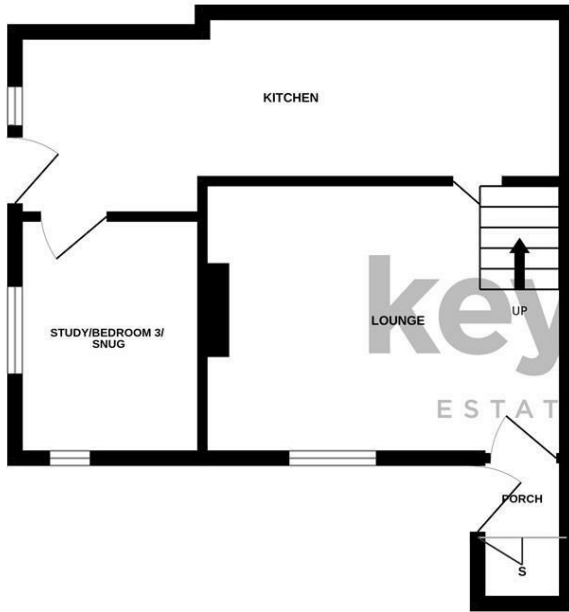
To the front of the property is a lawn and patio area, conifers for privacy and gate to the rear garden.

To the rear of the property is a patio area, shed and fencing. Steps to the front door and a driveway with off road parking for one car.

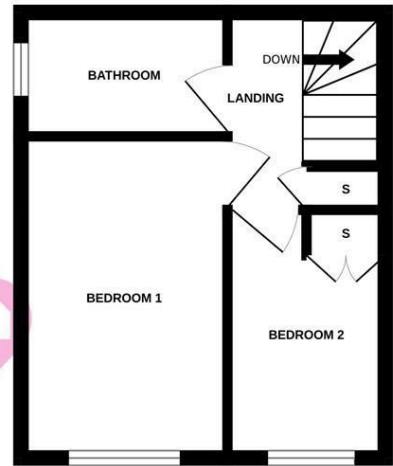
PROPERTY DETAILS

- FREEHOLD

GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
234 sq.ft. (21.7 sq.m.) approx.



key2go
ESTATE AGENTS

TOTAL FLOOR AREA : 599 sq.ft. (55.6 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) A		87
(81-91) B		
(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	

