

Marketing Preview



81 Arnold Avenue, Sheffield, S12 3JA

£190,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



GUIDE PRICE £190,000-£200,000 A unique opportunity to purchase this ready to move into, two double bedroom semi-detached property which is situated on a highly sought after road. Offering a conservatory with a insulated roof, off road parking and a large enclosed garden. Close to amenities, road links to the City Centre and M1 Motorway. Perfect for first time buyers or families alike!

SUMMARY

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PORCH AND HALLWAY

Enter via uPVC door into the porch with stone flooring, ceiling light and two windows. UPVC door into the hallway with a meter cupboard, ceiling light and radiator. Stair rise to the first floor and doors to the lounge and kitchen.

LOUNGE/DINER 9'4" x 19'2"

A good sized reception room running the full width of the property with neutral decor and laminate flooring. Two ceiling lights, radiator and window to the front. Double doors to the conservatory.

CONSERVATORY 9'6" x 8'11"

Having a insulated roof, radiator and tile effect flooring. Patio doors to the rear garden.

KITCHEN 7'10" x 12'5"

Fitted with ample high gloss wall and base units, solid wood worktops, stainless steel and tiled splash back. One and a half ceramic sink with a drainer and mixer tap. Oven, hob and extractor fan. Under counter space for a washing machine and dishwasher. Space for a full height fridge/freeze. Ceiling light, radiator and window to the rear. Vinyl flooring and uPVC side door.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, window and access to the loft. Airing cupboard housing the boiler and doors to the two bedrooms and bathroom.

BEDROOM ONE 12'9" x 9'6"

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

BEDROOM TWO 10'5" x 9'6"

A second good sized double bedroom with painted walls, carpeted flooring and a built in storage cupboard. Ceiling light, radiator and window to the rear.

BATHROOM 5'4" x 6'4"

Comprising of a bath with an overhead electric shower, pedestal sink and close coupled WC. Spotlighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and vinyl flooring.

OUTSIDE

To the front of the property is a hardstanding driveway, off road parking for two cars and EV charger.

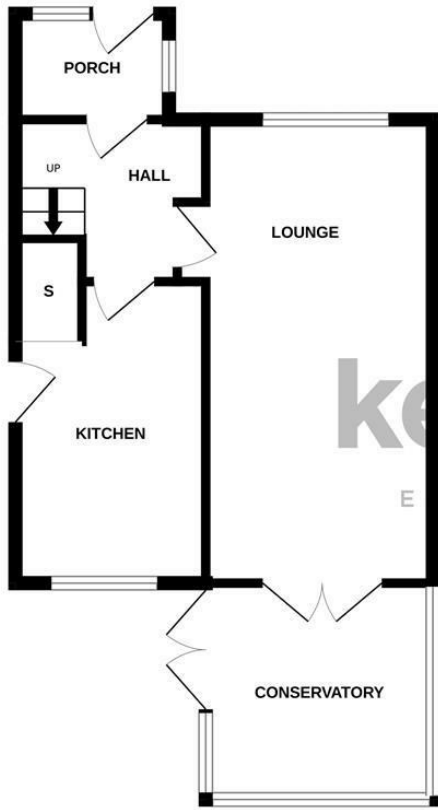
To the rear of the property is a large and long enclosed garden with steps to a large lawn, decked area with a pergola/shed. Two brick built outhouses and shed/summerhouse. Hedging to the boundaries, mature shrubbery and plants.

PROPERTY DETAILS

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

GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.

1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



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ESTATE AGENTS

TOTAL FLOOR AREA: 774 sq.ft. (71.9 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		81
(69-80) C	66	
(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	



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