



Marketing Preview



271 Hartland Avenue, Sothall, Sheffield, S20 2PZ

£250,000

Bedrooms 2, Bathrooms 1, Reception Rooms 2



NO CHAIN!! A fantastic opportunity to purchase this two bedroom detached bungalow which is situated in a good sized private plot. Offering a conservatory, open plan lounge/diner, garage and ample off road parking. Close to tram routes, on bus routes and a walk away from Rother Valley Country Park.

SUMMARY

NO CHAIN!! A fantastic opportunity to purchase this two bedroom detached bungalow which is situated in a good sized private plot. Offering a conservatory, open plan lounge/diner, garage and ample off road parking. Close to tram routes, on bus routes and a walk away from Rother Valley Country Park.

HALLWAY

Enter via uPVC side door into the hallway with ceiling light, radiator and laminate flooring. Two storage cupboards and doors to the kitchen, lounge/diner, two bedrooms and shower room.

KITCHEN 8'7" x 9'0"

Fitted with ample wall and base units, contrasting worktops and tiled splash back. One and a half sink with a drainer and mixer tap. Oven, induction hob and extractor fan. Integrated fridge/freezer and under counter space for a washing machine. Ceiling light, side window and vinyl flooring.

LOUNGE/DINER 11'0" x 14'2"

An "L" shaped reception room with neutral decor, part carpeted/part laminate flooring and a feature fireplace. Two ceiling lights, two wall lights, two radiators and two windows to the front.

BEDROOM ONE 11'0" x 10'0"

A double bedroom with neutral decor, vinyl flooring and fitted wardrobes. Ceiling light, radiator and window to the rear,

BEDROOM TWO 8'8" x 10'1"

A second small double bedroom with neutral decor and laminate flooring. Ceiling light, radiator and sliding doors to the conservatory.

CONSERVATORY 10'5" x 8'4"

Having a solid roof and laminate flooring. Two wall lights, radiator and double doors to the garden.

SHOWER ROOM 8'2" x 6'11"

Having a walk in shower cubicle, vanity wash basin and back to wall WC. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls and vinyl flooring.

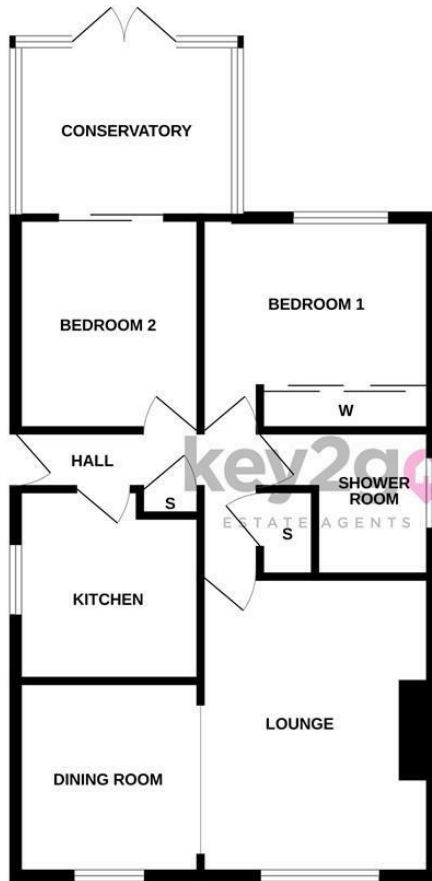
OUTSIDE

Situated on a good sized plot with iron gates and driveway leading to the garage with power and lighting. Lawns to the side and rear, trees and patio to the rear. Hedging, fencing, shed and greenhouse.

PROPERTY DETAILS

- FREEHOLD
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL
- AWAITING PROBATE

GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.6 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		
(81-91) B		81
(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	



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