

## Marketing Preview



**27 Station Road, Woodhouse, Sheffield, S13 7QJ**

**£90,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**





NO CHAIN!! A unique opportunity to purchase this ground floor flat within a highly sought after locations offering a generously sized reception / living room, one large double bedroom and one occasional bedroom/office space. Having a rear yard and being close to amenities. Newly fitted boiler and high speed fibre internet connection. With ample parking space outside the property. Excellent road links to the M1 Motorway, Sheffield City Centre and train station within a short walk that offering superb connectivity. Ideal for an investor, first time buyer or buyers looking to downsize!

### SUMMARY

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### HALLWAY

Enter via uPVC door into the useful hallway with tiled flooring and painted walls. Double doors to the lounge/diner.

### LOUNGE/DINER 21'9" x 12'9"

A generous sized reception room with part painted walls and carpeted flooring. Two ceiling lights, two radiators and window to the front. Door to the kitchen and inner hallway.

### KITCHEN 11'0" x 11'1"

Fitted with base units, wood effect worktops and tiled splash back. Stainless steel sink with a drainer. Oven and hob. Under counter space for a washing machine. Ceiling light, radiator and window to the rear. Boiler, vinyl flooring and uPVC doors to the rear yard.

### BATHROOM 4'11" x 11'1"

Comprising of a corner bath, low flush WC and pedestal sink. Ceiling light, radiator and obscure glass window. Part tiled walls and tiled flooring.

### OCCASIONAL SPACE/OFFICE 4'1" x 9'10"

Could be used as a bedroom/office/snug with painted walls and carpeted flooring. Ceiling light, radiator and window to the front. Door to the bedroom.

### BEDROOM 11'5" x 17'4"

A large bedroom with painted walls, carpeted flooring and poly tiles to the ceiling. Spotlighting, radiator and window to the front.

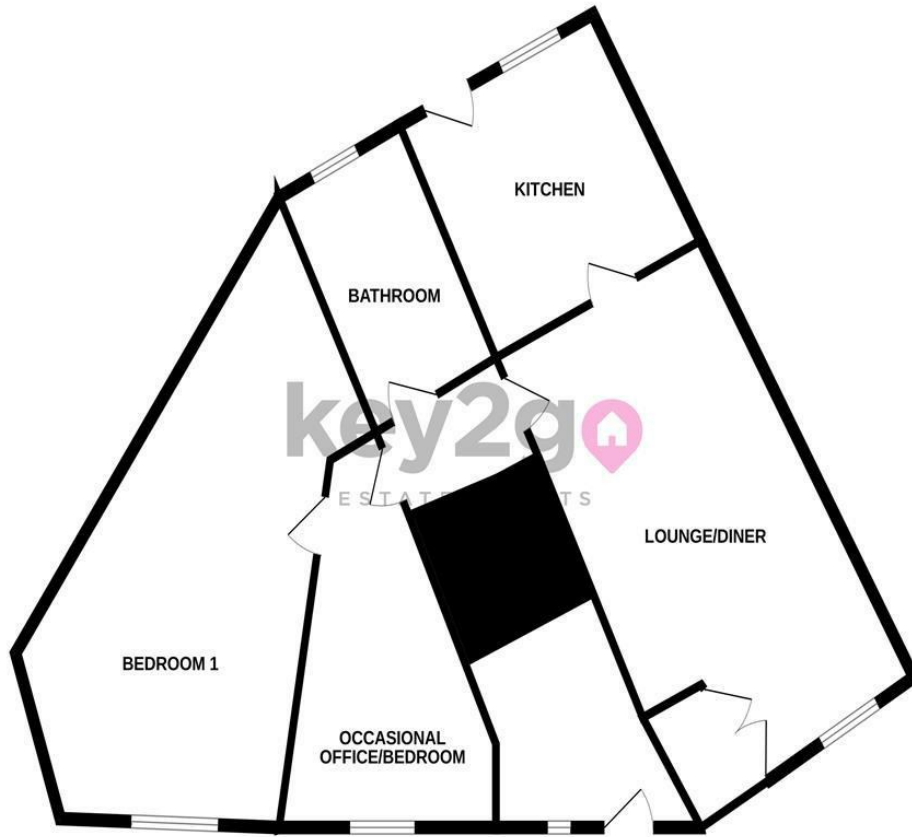
### OUTSIDE

The property has ample parking space outside the property and offers separate access to a private yard and a hardstanding area which leads to the kitchen

### PROPERTY DETAILS

- LEASEHOLD - 959 YEARS REMAINING - £10PA
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

GROUND FLOOR  
998 sq.ft. (92.7 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 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>		
(69-80) <b>C</b>	70	78
(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	

