

Marketing Preview



164 Alnwick Road, Sheffield, S12 2GH

£165,000

Bedrooms 2, Bathrooms 1, Reception Rooms 2



A stunning first time buyer home!! A fantastic opportunity to purchase this renovated throughout two bedroom semi-detached property which is situated in a popular residential area. Benefitting from stylish shower room and open downstairs space with two reception areas. Off road parking, garage and enclosed rear garden. Positioned close to great local amenities, main transport links and good road links to Sheffield City Centre.

SUMMARY

A stunning first time buyer home!! A fantastic opportunity to purchase this renovated throughout two bedroom semi-detached property which is situated in a popular residential area. Benefitting from stylish shower room and open downstairs space with two reception areas. Off road parking, garage and enclosed rear garden. Positioned close to great local amenities, main transport links and good road links to Sheffield City Centre.

HALLWAY

Enter through composite door into hallway with laminate flooring, spot lighting and radiator. Stair rise to first floor landing and door to dining room.

DINING ROOM 12'11" x 9'6"

A good sized reception room with white walls and laminate flooring. Spot lighting, radiator and obscure side window. Opening to lounge and door to kitchen.

LOUNGE 12'11" x 11'3"

A good sized lounge with feature wallpapered wall and contunied laminate flooring. Ceiling light, radiator and window to the front.

KITCHEN 12'1" x 7'2"

Fitted with ample modern wall and base units, wood effect worktops and tiled splash backs. Stainless steel sink with drainer and mixer tap. Oven, hob and extractor fan. Under counter space for washing machine, dishwasher and space for American style fridge/freezer. Spot lighting, vertical radiator and two window to the rear. UPVC door to rear and tiled flooring.

STAIRS/LANDING

A carpet stair rise to first floor landing with spot lighting and access to loft. Doors to two bedrooms and shower room.

BEDROOM ONE 12'9" x 11'4"

A generous sized double bedroom with painted walls and carpet flooring. Spot lighting, radiator and bay window to the front.

BEDROOM TWO 9'9" x 9'6"

A second bedroom which is currently used as a dressing room with feature painted wall and carpet flooring. Spot lighting, radiator and window to the rear. Door to over stairs storage cupboard housing boiler.

SHOWER ROOM 5'9" x 6'6"

A stunning shower room comprising of walk in shower cubicle, vanity unit with wash basin and back to the wall WC. Spot lighting, under floor heating and obscure glass window. Fully tiled walls and flooring.

OUTSIDE

To the front of the property is a double driveway, shared driveway to the side and garage with power and lighting. gate

to rear garden.

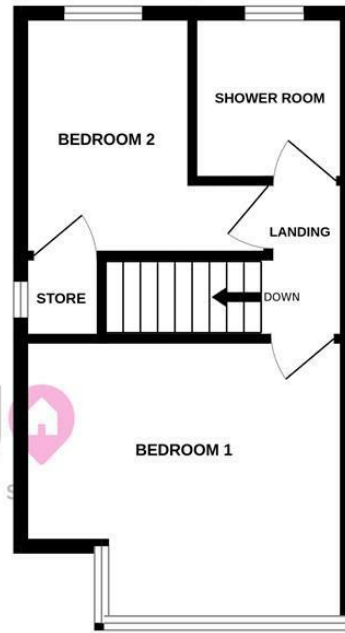
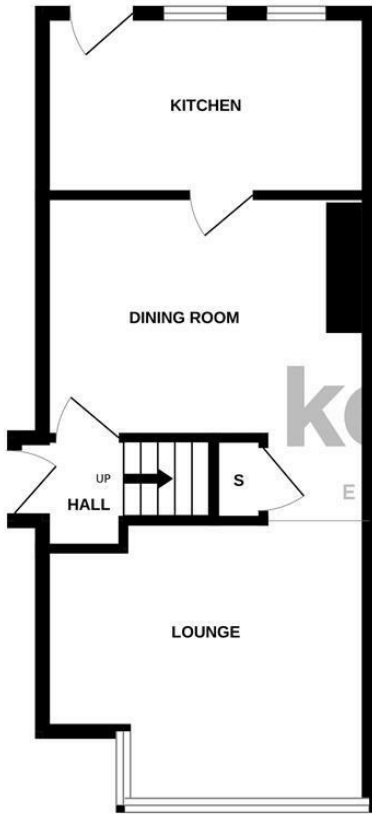
To the rear of the property is an enclosed rear garden with patio, lawn and pebbled area, fencing to the boundary.

PROPERTY DETAILS

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

GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.

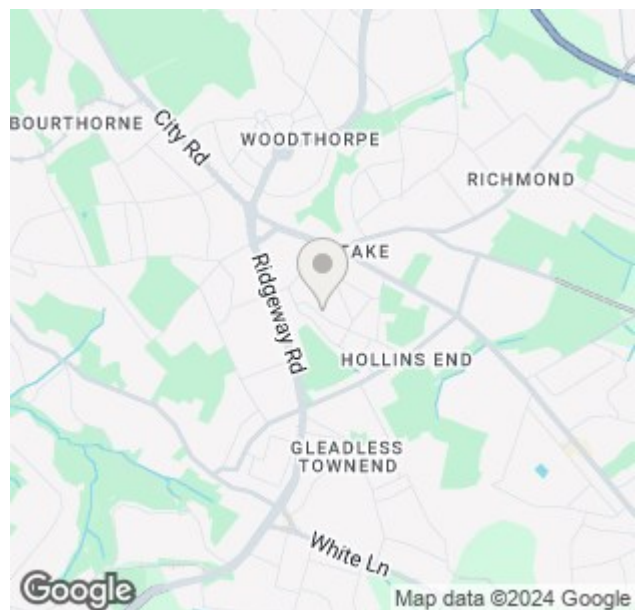
1ST FLOOR
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (65.0 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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