

Marketing Preview



34 Main Road, Renishaw, Sheffield, S21 3UT

£170,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



****GUIDE PRICE £170,000 - £180,000** CHAIN FREE!!** A unique opportunity to purchase this effectively extended three bedroom semi-detached property which boasts masses of potential. Offering an enclosed garden, off road parking and a generous sized garage. Ideal location for road links to the M1 Motorway, Chesterfield and Sheffield. Perfect for first time buyers or families alike!

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - NORTH EAST DERBYSHIRE DISTRICT COUNCIL

SUMMARY

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HALLWAY

Enter via uPVC door into the hallway with painted walls and carpeted flooring. Ceiling light, radiator and stair rise to the first floor. Open to the open lounge/diner.

LOUNGE/DINER 12'3" x 33'9"

A large, spacious and extended family room with neutral decor, laminated flooring and a stone fireplace. Three ceiling lights, two radiators and window to the front. Door to the kitchen and uPVC door to the rear.

KITCHEN 7'0" x 10'0"

Fitted with wall and base units and contrasting worktops. One and a half stainless steel sink with a drainer and mixer tap. Double oven and hob. Under counter space for a washing machine and space for a full height fridge/freezer. Boiler location, two ceiling lights and two radiators. Under stairs storage cupboard and door to the garage.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, window and access to the boarded loft with lighting via a fixed loft ladder. Doors to the three bedrooms and shower room.

BEDROOM ONE 9'8" x 12'11"

A good sized double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the front.

BEDROOM TWO 9'8" x 9'3"

A second double bedroom with laminate flooring, painted walls and ceiling. Ceiling light, radiator and window to the rear.

BEDROOM THREE 6'11" x 5'6"

Currently used as a study with a feature wallpapered wall and laminate flooring. Ceiling light and window to the front.

SHOWER ROOM 6'4" x 6'2"

Comprising of a shower cubicle with an overhead and handheld shower, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Storage cupboard, part acrylic sheeting to the walls and tile effect flooring.

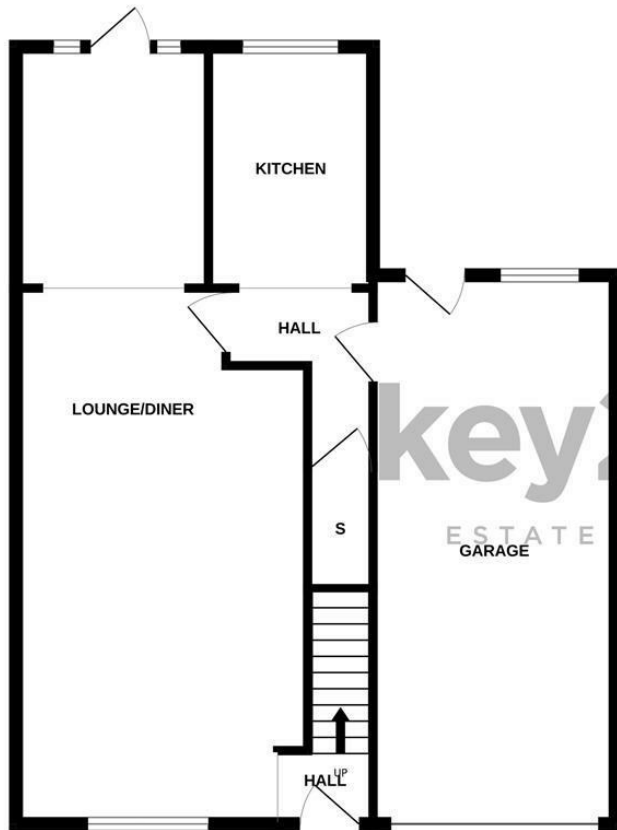
OUTSIDE

To the front of the property is a driveway, lawn and access to the garage with power and lighting.

To the rear of the property is a lawn area, shrubs and shed. Fencing and walled boundary.

PROPERTY DETAILS

GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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		
(69-80) C		
(55-68) D	63	78
(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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