

Marketing Preview



51 Meadow Gate Avenue, Sothall, Sheffield, S20 2PG

£225,000

Bedrooms 2, Bathrooms 1, Reception Rooms 2



CHAIN FREE! A fantastic opportunity to purchase this immaculately presented two double bedroom bungalow which is situated on a quiet cul-de-sac. Offering a conservatory, stylish kitchen and being ready to move into. Also having off road parking, a garage and a low maintenance garden. Close to amenities and road links to the City Centre and M1 Motorway.

SUMMARY

CHAIN FREE! A fantastic opportunity to purchase this immaculately presented two double bedroom bungalow which is situated on a quiet cul-de-sac. Offering a conservatory, stylish kitchen and being ready to move into. Also having off road parking, a garage and a low maintenance garden. Close to amenities and road links to the City Centre and M1 Motorway.

HALLWAY

Enter via uPVC side door into the hallway with neutral decor and carpeted flooring. Two ceiling lights, radiator and access to the loft. Storage cupboard and doors to the kitchen, lounge/diner, two bedrooms and shower room.

KITCHEN 8'7" x 9'1"

A stunning kitchen fitted with high gloss wall and base units, contrasting worktops and tiled splash back. One and a half stainless steel sink with a drainer and mixer tap. Double oven, hob and extractor fan. Space for a fridge and under counter space for a washing machine. Ceiling light, radiator, window to the front and vinyl flooring.

LOUNGE/DINER 16'7" x 10'9"

A spacious reception room with carpeted flooring and a feature wallpapered chimney breast. Ceiling light, three wall lights, radiator and window to the front.

BEDROOM ONE 11'6" x 11'1"

A double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and sliding patio doors to the conservatory.

CONSERVATORY 8'9" x 11'8"

A spacious extra living space with carpeted flooring. Two wall lights, radiator and sliding doors to the garden.

BEDROOM TWO 8'8" x 9'1"

A small double bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window to the rear.

SHOWER ROOM 6'0" x 5'10"

A wet room shower with an electric shower point, vanity wash basin and back to wall WC. Ceiling light, radiator and obscure glass window. Storage cupboard, fully tiled walls and vinyl flooring.

OUTSIDE

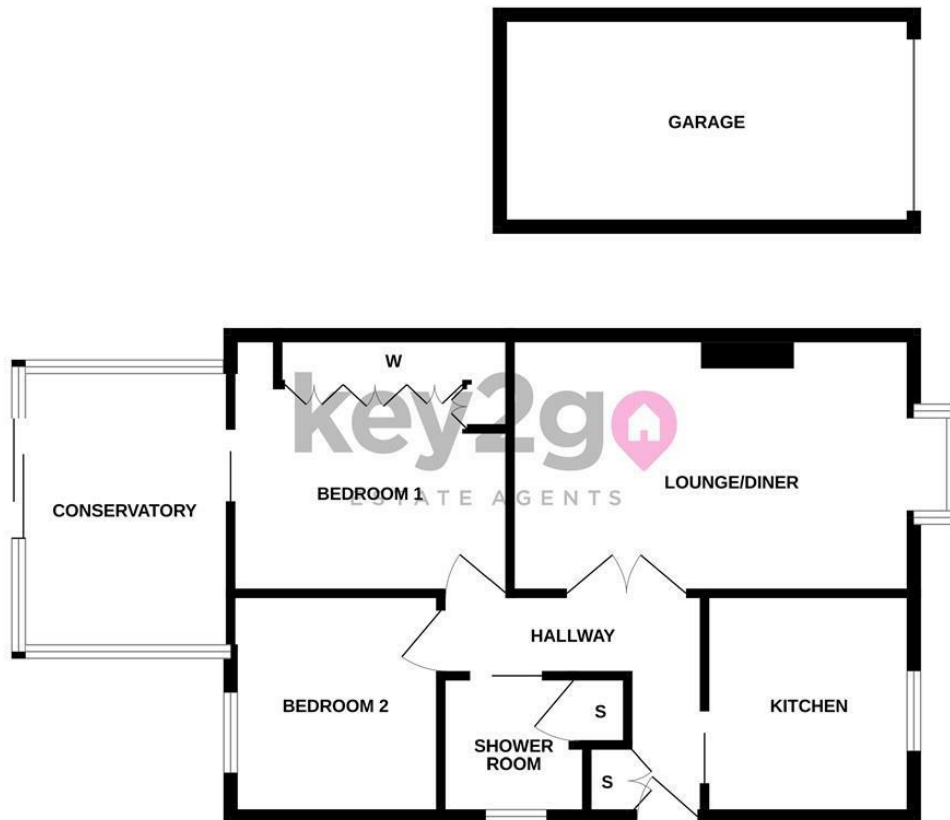
To the side of the property is a driveway leading to the garage with power and lighting and a side gate to the rear.

To the rear of the property is a low maintenance garden with two patio areas, lawn and hedging.

PROPERTY DETAILS

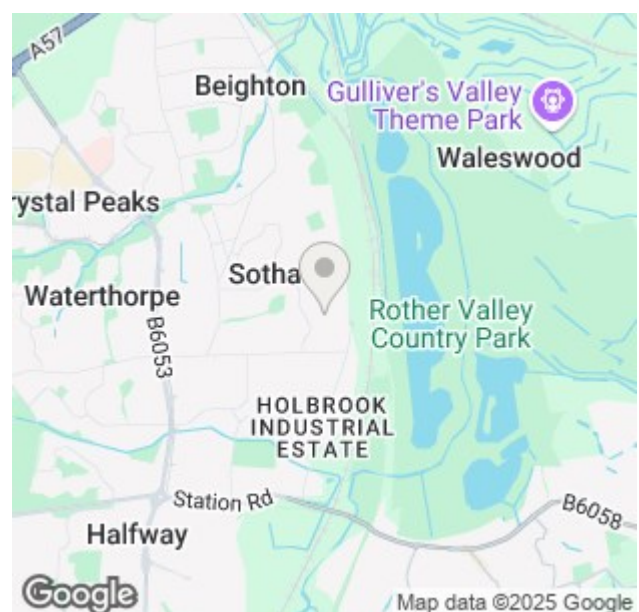
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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) A		90
(81-91) B		
(69-80) C	72	
(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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