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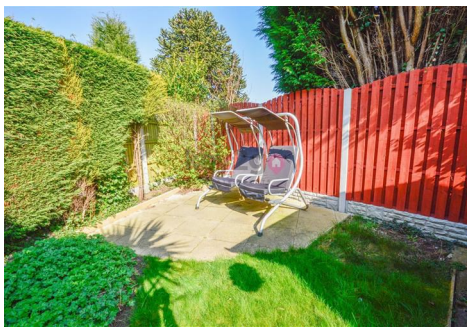
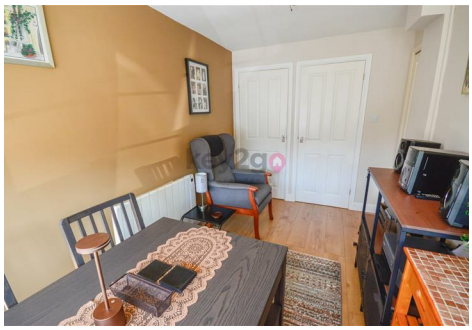
Marketing Preview



25 Pembrey Court, Sothall, Sheffield, S20 2GY

£190,000

Bedrooms 2, Bathrooms 1, Reception Rooms 2



A fantastic opportunity to purchase this well presented and ready to move into two/three bedroom semi-detached property. Offering downstairs WC, modern shower room, off road parking and enclosed rear garden. The property is situated in a popular residential area and close to great local amenities and Rother Valley Country Park. Perfect for first time buyers!!

SUMMARY

A fantastic opportunity to purchase this well presented and ready to move into two/three bedroom semi-detached property. Offering downstairs WC, modern shower room, off road parking and enclosed rear garden. The property is situated in a popular residential area and close to great local amenities and Rother Valley Country Park. Perfect for first time buyers!!

KITCHEN 9'11" x 8'0"

Enter through composite door into kitchen fitted with wall and base units, contrasting worktops and tiled splash backs. Space for freestanding oven, dishwasher, washing machine, tumble dryer, fridge and freezer. Extractor fan, laminate flooring, two ceiling lights and window.

DINER 12'4" x 7'2"

Great extra living space with laminate flooring and neutral decor. Ceiling light, electric heater and bay window. Door to Storage and downstairs WC.

DOWNSTAIRS WC 4'1" x 4'2"

Comprising of close coupled WC and sink with storage. Ceiling light and tiled flooring.

LOUNGE 16'2" x 11'0"

A spacious lounge with laminate flooring, neutral decor and freestanding gas fire. Two ceiling lights, heater and window. Stair rise to first floor landing and double doors to rear.

STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light and access to loft and storage cupboard. Doors to two bedrooms and bathroom.

BEDROOM ONE 14'1" x 8'2"

A good sized double bedroom with carpet flooring and built in wardrobe. Ceiling light, heater and window.

BEDROOM TWO 10'5" x 8'3"

A second double bedroom with carpet flooring and neutral decor. Ceiling light, heater and window.

SHOWER ROOM 7'9" x 5'5"

A modern shower room comprising of large walk in shower glass shower screen, sink and WC. Ceiling light, vinyl flooring and obscure glass window.

OUTSIDE

To the front of the property is a paved driveway.

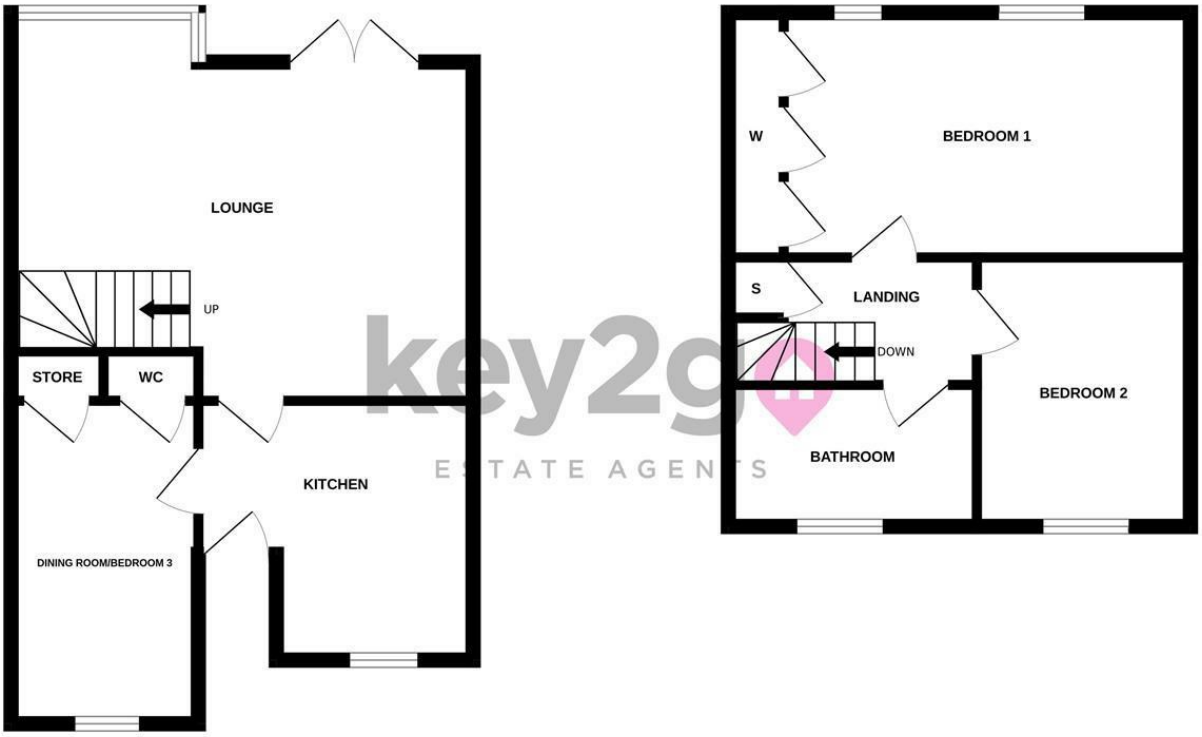
To the rear of the property is a private enclosed rear garden with lawn area, patio and shrubbery.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.

1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



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TOTAL FLOOR AREA : 782 sq.ft. (72.6 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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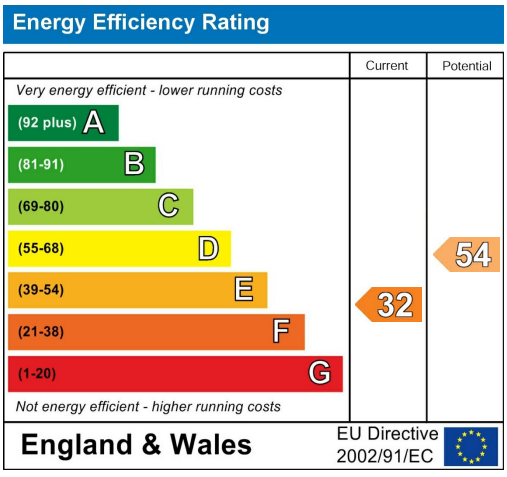

38a High Street, Mosborough, Sheffield, S20 5AE
Tel: 0114 2478819 Email: sales@key2go.co.uk https://www.key2go.co.uk