

Marketing Preview



44 Manor Road, Wales, Sheffield, S26 5PD

£395,000

Bedrooms 4, Bathrooms 2, Reception Rooms 2



Don't miss your opportunity to purchase this beautifully presented four double bedroom property situated in a highly sought after location. Offering ample off road parking and gardens to the front and rear, The property also benefits from two bathrooms and a versatile outbuilding space. Positioned close to great local amenities and road links to M1 Motorway. Ideal family home!

SUMMARY

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KITCHEN 11'10" x 10'8"

Enter through a side composite door into kitchen fitted with ample 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, space for full height fridge/freezer and integrated dishwasher. Ceiling light, radiator and side window. Wood flooring and doors to dinning room and inner hallway.

DINING ROOM 10'8" x 8'11"

A formal dining area with contunied flooring and neutral decor. Ceiling light, radiator and two windows. Opening to lounge.

LOUNGE 18'3" x 11'10"

A generous sized lounge with feature painted wall, carpet flooring and mulit fuel log burner. Two ceiling lights, radiator and patio doors to garden. Door to inner hallway.

INNER HALLWAY

With wall lights, radiator and stair rise to first floor landing. Doors to two bedrooms and shower room.

BEDROOM ONE 12'5" x 12'8"

A large double bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window to the front.

BEDROOM FOUR 10'3" x 10'2"

A fourth double bedroom with feature wallpapered wall and carpet flooring. Ceiling light, radiator and window to the front.

SHOWER ROOM 6'6" x 6'3"

Comprising of shower cubicle with over head shower, close coupled WC and built in vanity and wash basin. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls and flooring.

STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light. Doors to two bedrooms, bathroom and store cupboard.

BEDROOM TWO 10'6" x 14'6"

A generous sized double bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window to the rear with field views. Door to storeage cupboard housing boiler and eaves storage.

BEDROOM THREE 10'9" x 12'8"

A good sized third double bedroom with carpet flooring and fitted wardrobes. Ceiling light, radiator and window to the front. Eaves storage.

BATHROOM 8'6" x 5'1"

Comprising of bath with mixer shower tap, pedestal sink and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Part tiled walls and flooring.

OUTSIDE

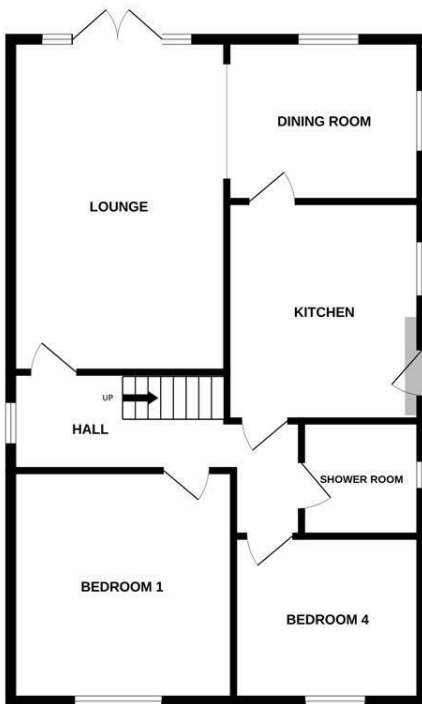
To the front of the property is a driveway which leads down the side for up to five cars with studio at the end with power and lighting, secure gates and lawn with hedging surrounding.

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

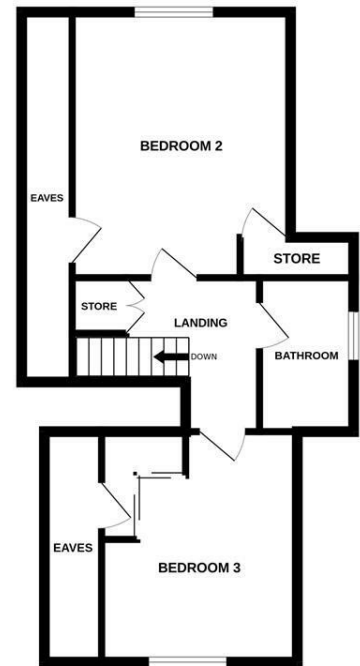
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND D - ROTHERHAM COUNCIL

GROUND FLOOR
981 sq.ft. (91.1 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1511 sq.ft. (140.4 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		81
(69-80) C		
(55-68) D	65	
(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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