

Marketing Preview



12 Meadow Gate Avenue, Sothall, Sheffield, S20 2PS

£175,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE £175,000 - £185,000 ** NO CHAIN!** Don't miss your opportunity to purchase this two bedroom semi-detached property which is situated on a quiet cul-de-sac. Offering a good sized south-facing garden, off road parking and being ready to move into. On the doorstep to Rother Valley. Close to amenities and road links to Sheffield and the M1 Motorway. Perfect for first time buyers or families alike!

SUMMARY

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HALLWAY

Enter via a side uPVC door into the hallway with a ceiling light, tile effect flooring and a storage cupboard. Doors to the kitchen and lounge.

KITCHEN 11'7" x 10'10"

Fitted with ample wall and base units, contrasting worktops and tiled splash back. One and a half stainless steel sink with a drainer and mixer tap. Oven, hob and extractor fan. Under counter space for a fridge, freezer, dishwasher and washing machine. Ceiling light, radiator and window to the front. Continued flooring from the hallway.

LOUNGE 11'7" x 14'5"

A bright reception room with a feature painted wall, neutral decor and laminate flooring. Ceiling light, stair rise to the first floor and sliding patio doors to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, window and access to the loft. Doors to the two bedrooms and bathroom.

BEDROOM ONE 11'8" x 11'5"

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

BEDROOM TWO 8'6" x 10'10"

A single bedroom with a feature painted wall, laminate flooring and an over stairs storage cupboard. Ceiling light, radiator and window to the front.

BATHROOM 4'9" x 7'11"

Comprising of a bath with an overhead electric shower, pedestal sink and low flush WC. Ceiling light, radiator and obscure glass window. Fully tiled walls and laminate flooring.

OUTSIDE

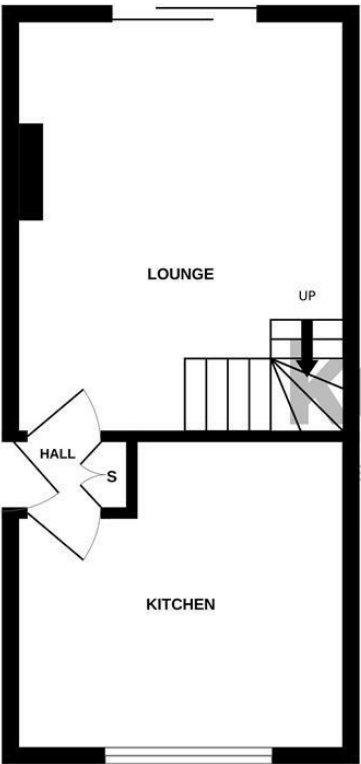
To the front of the property is a lawn area and a side driveway with off road parking for two cars.

To the rear of the property is a south-facing garden with a patio area, lawn area and shrubbery. Shed and fencing to the boundaries.

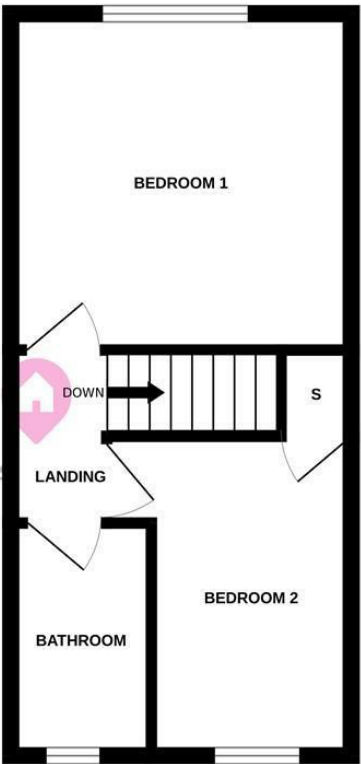
PROPERTY DETAILS

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

GROUND FLOOR
292 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.6 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		86
(81-91) B		
(69-80) C	69	
(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	

