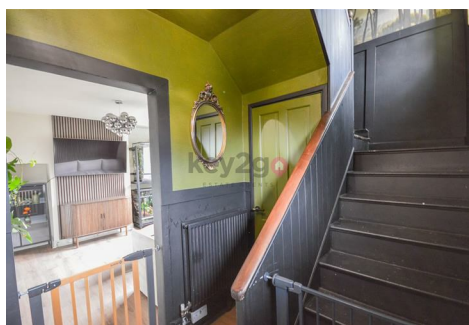


Marketing Preview



9 East Glade Avenue, Sheffield, S12 4QH

£165,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



Call our sales team to book a viewing on this well tucked away two double bedroom semi-detached property. Offering a modern kitchen and large rear garden. Being spacious and well presented throughout. Close to amenities and road links to the City Centre. Perfect for first time buyers or families alike!

SUMMARY

Call our sales team to book a viewing on this well tucked away two double bedroom semi-detached property. Offering a modern kitchen and large rear garden. Being spacious and well presented throughout. Close to amenities and road links to the City Centre. Perfect for first time buyers or families alike!

HALLWAY

Enter via a uPVC door into the welcoming hallway with laminate flooring, a ceiling light and a radiator. Large under stairs storage cupboard and door to the kitchen/diner.

KITCHEN/DINER 19'0" x 6'6"

A modern and stylish kitchen/diner fitted with ample wall and base units and contrasting worktops. Space for a full height fridge/freezer and washing machine. Integrated dishwasher. Oven, electric hob and extractor fan. Two ceiling lights, radiator and two windows. Double doors to the lounge.

LOUNGE 12'10" x 12'9"

A stylish reception room with laminate flooring and feature panelling to two walls. Ceiling light, radiator and window.

STAIRS/LANDING

A stair rise to the first floor modern and stylish landing with panelling to the walls, a feature wallpapered wall and a ceiling light. Access to the loft and doors to the two bedrooms, WC and bathroom.

BEDROOM ONE 9'10" x 9'6"

A stylish double bedroom with a feature panelling and wallpapered wall, laminate flooring and a storage cupboard. Ceiling light, radiator and window.

BEDROOM TWO 13'0" x 9'8"

A second double bedroom with neutral decor, feature panelled wall and a storage cupboard. Ceiling light, radiator and two windows.

BATHROOM 5'9" x 6'2"

A modern bathroom having a bath with an overhead and handheld shower and a sink with storage. Ceiling light,, radiator and obscure glass window. Tiled walls and vinyl flooring.

WC 2'7" x 11'7"

Comprising of a close coupled WC, neutral decor and vinyl flooring. Ceiling light, radiator and obscure glass window.

OUTSIDE

To the front of the property is a private garden with a lawn area, gate and shrubbery. Path to the front door.

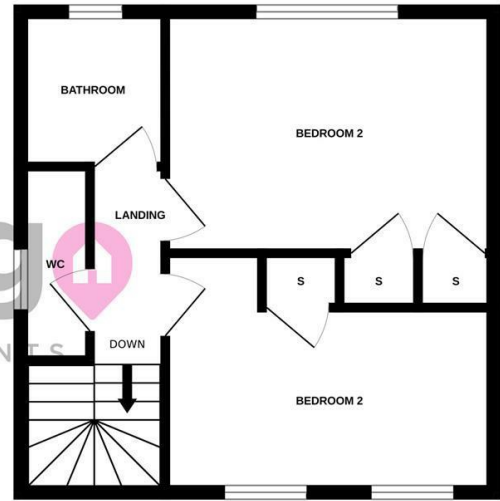
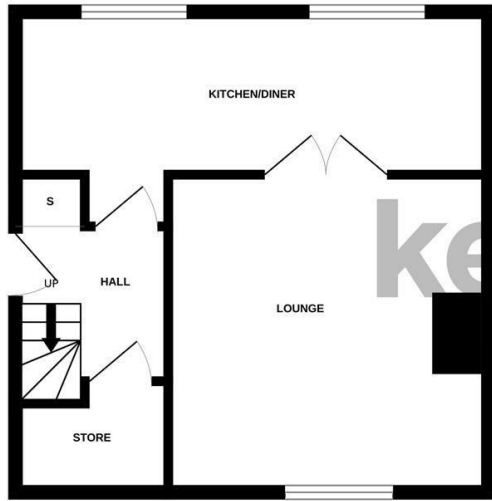
To the rear of the property is a large, private and enclosed garden with a lawn area and an outhouse.

PROPERTY DETAILS

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

GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.

1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.9 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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	
England & Wales	EU Directive 2002/91/EC	



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