

Marketing Preview



25 Stanage Rise, Sheffield, S12 4SB

£220,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



**** GUIDE PRICE £220,000 - £230,000 **** A fantastic opportunity to purchase this three bedroom semi-detached property which is beautifully presented throughout. Offering a conservatory, low maintenance rear garden and off road parking for three cars. Close to amenities and road links to the M1 Motorway and Sheffield City Centre. Perfect for first time buyers or families alike!

SUMMARY

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HALLWAY

Enter via a composite door into the spacious hallway with vinyl flooring and the stair rise to the first floor. Spotlighting, radiator and obscure glass window. Doors to the kitchen and lounge.

LOUNGE 17'5" x 11'3"

A large and spacious reception room with neutral decor, carpeted flooring and an electric fire with a marble surround. Ceiling light, two radiators, a window and a bay window. Built in storage cupboard and shelving.

KITCHEN 11'2" x 7'8"

A modern kitchen fitted with ample wall and base units and contrasting worktops. Integrated oven, gas hob and extractor fan. Space for a washing machine, fridge/freezer and tumble dryer. Sink with a drainer and mixer tap. Tiled flooring and a uPVC door to the conservatory.

CONSERVATORY 7'5" x 10'3"

A good sized extra living space with tiled flooring, a fan light and door to the rear.

STAIRS/LANDING

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

BEDROOM ONE 10'10" x 10'9"

A spacious double bedroom with neutral decor, a feature painted wall, carpeted flooring and large built in wardrobes with mirrored sliding doors. Ceiling light, radiator and bay window to the front.

BEDROOM TWO 8'4" x 7'8"

A second double bedroom with laminate flooring. Ceiling light, radiator and window.

BEDROOM THREE 6'2" x 8'7"

A third single bedroom with neutral decor, a feature painted wall and laminate flooring. Ceiling light, radiator and window.

BATHROOM 8'6" x 5'8"

A modern and stylish bathroom having a bath with an overhead shower, sink and WC. Radiator and obscure glass window. Neutral tiled walls, tiled flooring and a storage cupboard.

OUTSIDE

To the front of the property is a large, private and well

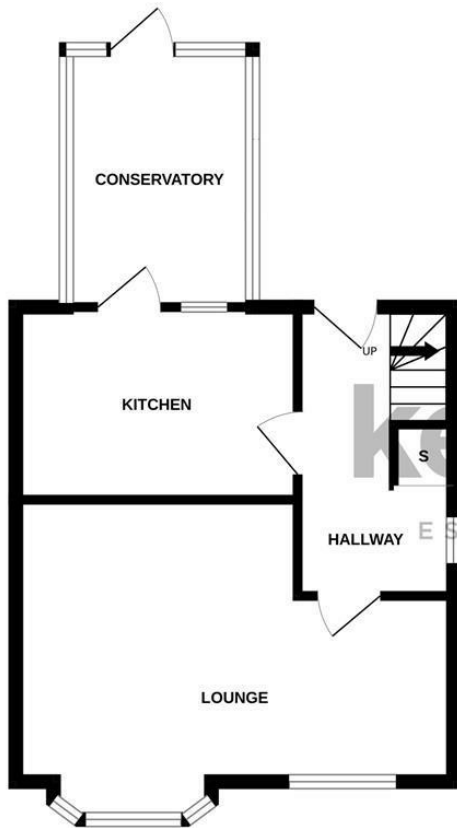
presented garden with plants, paved area and off road parking for three cars.

To the rear of the property is a private, enclosed and well presented garden with an artificial grass area, plants and shrubbery. Access to the garage.

PROPERTY DETAILS

- LEASEHOLD, 936 YEARS REMAINING, £3.50 GROUND RENT PER 6 MONTHLY
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



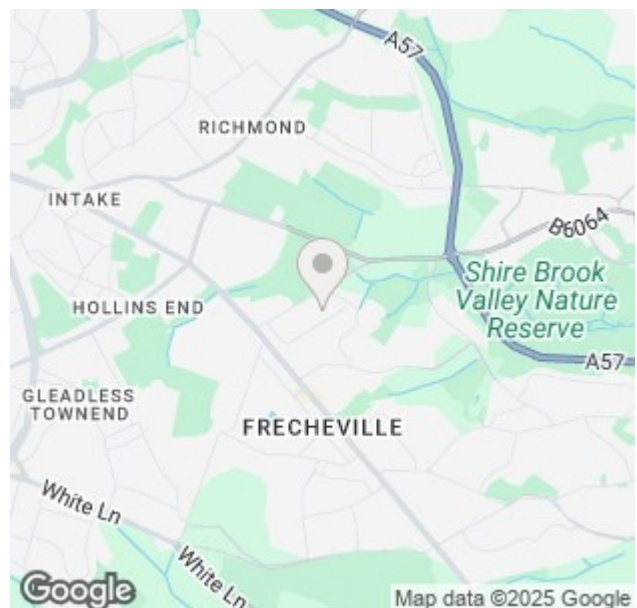
1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.1 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		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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