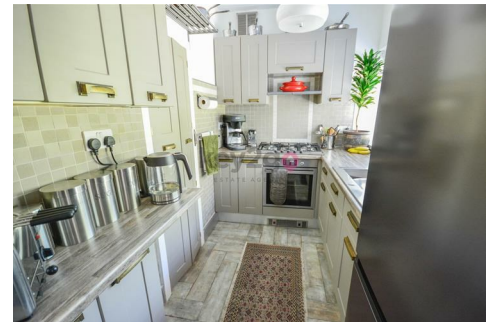


## Marketing Preview

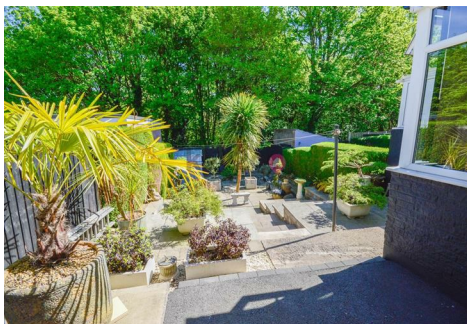
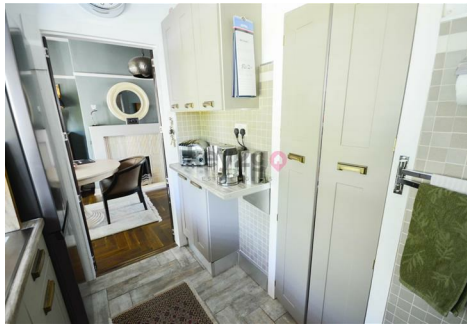


67 Hollinsend Avenue, Sheffield, S12 2EL

£190,000

Bedrooms 2, Bathrooms 1, Reception Rooms 2







A fantastic opportunity to purchase this two double bedroom semi-detached property which is stunning throughout. Offering a modern kitchen with a pantry, sun room and stylish decor. Also having off road parking for one car and a generous sized, private rear garden. Close to amenities and road links to the City Centre. Perfect for first time buyers or families alike!

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

## SUMMARY

A fantastic opportunity to purchase this two double bedroom semi-detached property which is stunning throughout. Offering a modern kitchen with a pantry, sun room and stylish decor. Also having off road parking for one car and a generous sized, private rear garden. Close to amenities and road links to the City Centre. Perfect for first time buyers or families alike!

## HALLWAY

Enter into the hallway with neutral decor, wood veneered laminate flooring and the stair rise to the first floor. Ceiling light, radiator and door to the lounge.

## LOUNGE/DINER 10'9" x 25'9"

A large and spacious reception room with stylish decor, laminate flooring and a built in TV stand. Two ceiling lights, three radiators, two windows and a bay window to the front. Gas fire with a surround and a feature fireplace. Bi-folding door to the kitchen

## KITCHEN 9'1" x 5'10"

A modern and stylish kitchen fitted with ample wall and base units and contrasting worktops. Sink with a mixer tap. Oven and gas hob. Space for a full height fridge/freezer. Tiled flooring and a large window overlooking the rear. Double doors to the pantry which has shelving, space for a washing machine, a window and tiled flooring.

## SUN ROOM 8'2" x 4'8"

A great extra living space with tiled flooring, a ceiling light and stylish decor. Double doors to the rear.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor, a window and a ceiling light. Access to the loft and doors to the two bedrooms and bathroom.

## BEDROOM ONE 14'5" x 12'2"

A spacious double bedroom with laminate flooring and stylish decor. Ceiling light, radiator, window and a bay window to the front.

## BEDROOM TWO 6'11" x 13'6"

A second double bedroom with stylish decor, laminate flooring and a storage cupboard. Ceiling light, radiator and bay window.

## SHOWER ROOM 5'10" x 4'10"

Comprising of a walk in shower cubicle, sink and close coupled WC. Ceiling light, radiator and obscure glass window. Tiled walls and tiled flooring.

## OUTSIDE

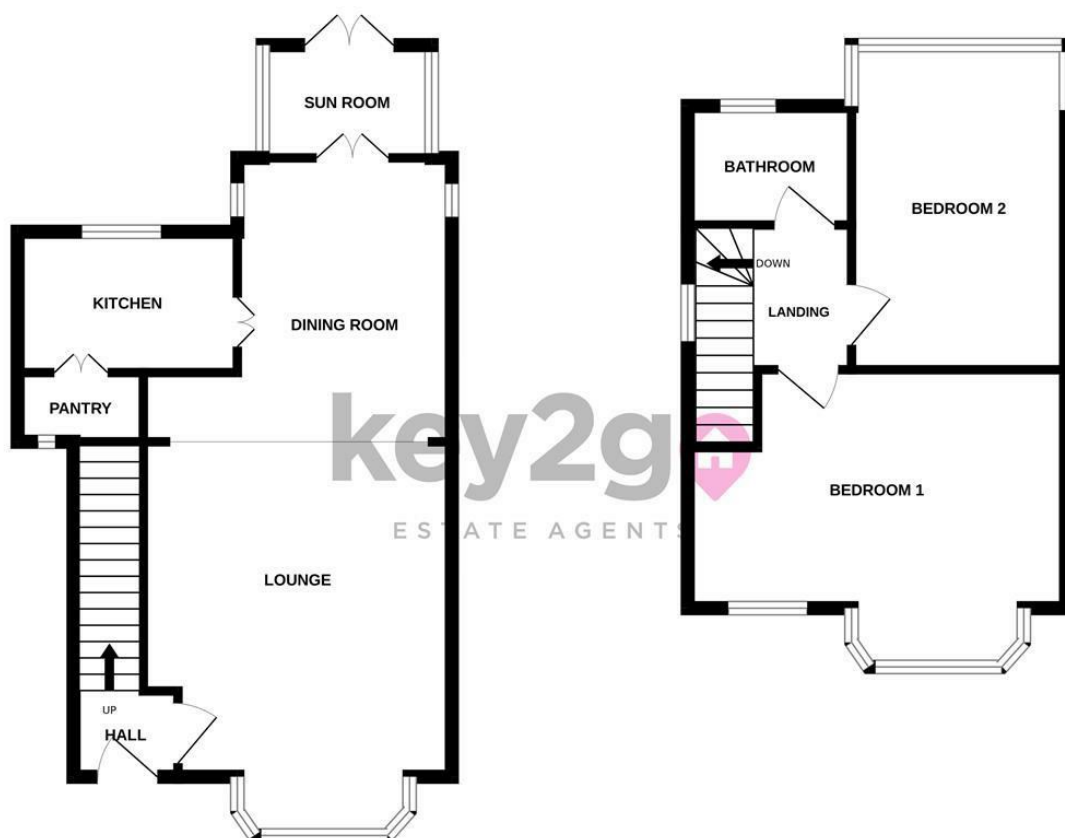
To the front of the property is a well presented gated garden with a patio area, plants and off road parking for one car.

To the rear of the property is a generous sized, enclosed and well presented garden with plants, a patio area and gate leading to nice walks in Shirebrook woods.

## PROPERTY DETAILS

GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.

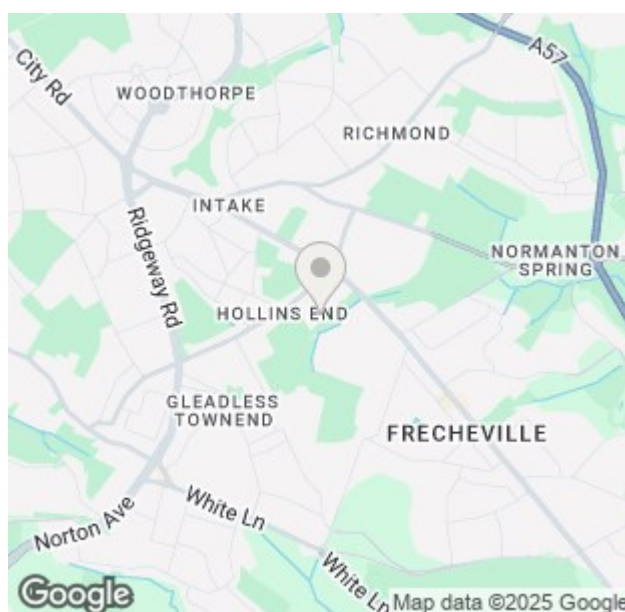
1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk <https://www.key2go.co.uk>