

Marketing Preview



38 Jaunty Avenue, Sheffield, S12 3DE

£185,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



Call our sales team to arrange your viewing on this well presented throughout three bedroom terrace situated in a popular residential area. Offering private enclosed rear garden, utility room and downstairs WC. The property is positioned close to great local amenities and road links to M1 and city Centre. Ideal for first time buyers!!

SUMMARY

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HALLWAY

Enter through UPVC door into welcoming hallway with laminate flooring. Ceiling light, radiator and stair rise. Doors to lounge and kitchen.

LOUNGE 9'11" x 18'11"

A spacious lounge with neutral decor, two feature painted walls and carpet flooring. Two ceiling lights, two radiators and two windows. Space for dining table.

KITCHEN 9'11" x 10'11"

A modern stylish kitchen fitted with ample wall and base units, contrasting worktops and double sink. Integrated oven, gas hob and extractor fan. Space for large double oven. Spot lighting, radiator and window. Laminate flooring and access to utility room.

UTILITY ROOM 26'1" x 2'10"

Useful extra space fitted with wall and base units, spot lighting and window. Space for washing machine and dryer. Laminate flooring and UPVC door to front and back. Door to WC.

DOWNSTAIRS WC 2'9" x 4'5"

Comprising of close coupled WC, vinyl flooring and ceiling light.

STAIRS/HALLWAY

A carpet stair rise to first floor landing with ceiling light, radiator and window. Doors to three bedrooms, shower room and WC. Access to loft.

BEDROOM ONE 10'11" x 12'2"

A double bedroom with two painted feature walls. Ceiling light, radiator and window. Door to storage cupboard.

BEDROOM TWO 10'3" x 11'7"

A second double bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window.

BEDROOM THREE 13'4" x 7'0"

A third double bedroom with neutral decor and two wallpapered walls. Ceiling light, radiator and window. Door to storage cupboard.

SHOWER ROOM 5'10" x 6'2"

A modern shower room with larger walk in shower, glass sliding doors and sink unit with storage. Ceiling light, radiator and obscure glass window. Tiled floor to ceiling walls and tile flooring.

WC 4'7" x 2'11"

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

OUTSIDE

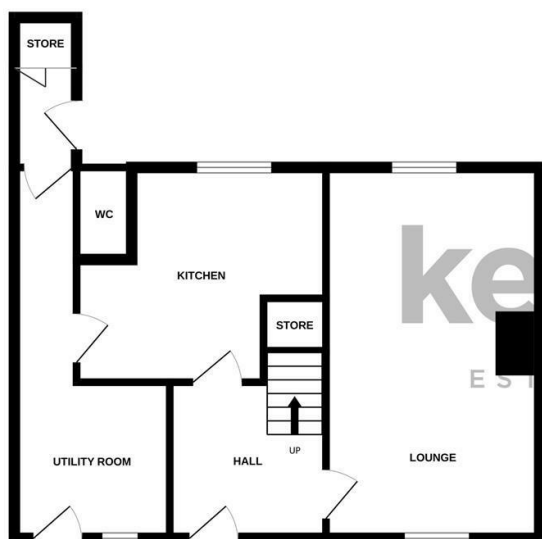
To the front of the property is a well presented grass area and path to front door.

To the rear of the property is a enclosed rear garden with patio and lawn area.

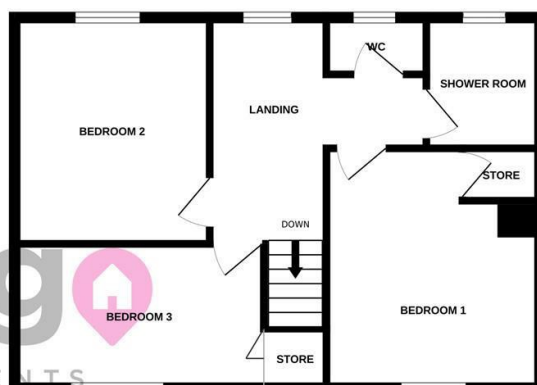
PROPERTY DETAILS

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

GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.7 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		
(69-80) C	73	85
(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	

