

## Marketing Preview

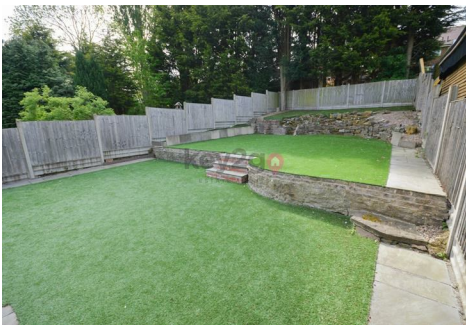
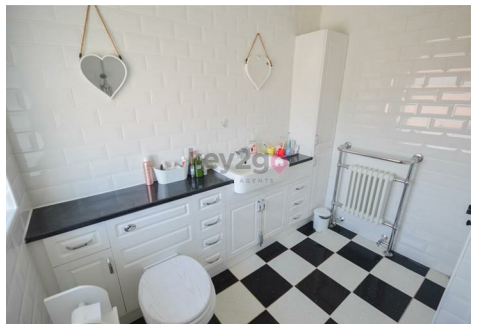
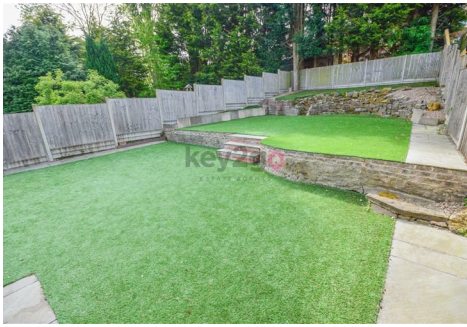


**80 Rainbow Avenue, Sheffield, S12 4AW**

**£185,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**





A fantastic opportunity to purchase this beautifully presented three bedroom semi-detached property which is situated in a popular residential area. Offering modern kitchen and bathroom, off road parking for two cars and generous sized private rear garden. Situated close to great local amenities, schools and road links to Sheffield City Centre. Ideal for first time buyers or families alike!!

### SUMMARY

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### PORCH

Enter through UPVC door into porch with neutral decor, vinyl flooring and storage. Opening to hallway.

### HALLWAY

A welcoming hallway with wood flooring, ceiling light and radiator. Stair rise to first floor landing with under stairs storage cupboard. Opening to Kitchen/diner.

### KITCHEN/DINER 7'10" x 19'4"

A modern kitchen fitted with ample wall and base units, contrasting worktops and tiled splash backs. Integrated fridge/freezer, extractor fan and Belfast sink. Space for large double oven. Breakfast bar, ceiling light, radiator and window. Wood flooring and opening to conservatory.

### LOUNGE 14'4" x 9'2"

A spacious lounge with neutral decor, carpet flooring and fireplace with log burner feature. Ceiling light, radiator and window.

### CONSERVATORY 9'4" x 8'5"

Great extra living space with wood flooring and feature wallpapered wall. Ceiling light, window and double doors to rear.

### STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, two wall lights and two windows. Access to loft and doors to three bedrooms and bathroom.

### BEDROOM ONE 13'1" x 10'10"

A double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window. Doors to two storage cupboards.

### BEDROOM TWO 9'5" x 11'1"

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

### BEDROOM THREE 8'2" x 8'2"

A generous sized single bedroom with laminate flooring and neutral decor. Ceiling light, radiator and obscure glass window.

### BATHROOM 7'10" x 8'0"

A modern bathroom comprising of free standing bath with over head and hand held shower, large toilet and sink with unit. Spot lighting, obscure glass window, floor to ceiling tiled walls and tiled flooring.

### OUTSIDE

To the front of the property is a low maintenance paved driveway for two cars and path leading to front door.

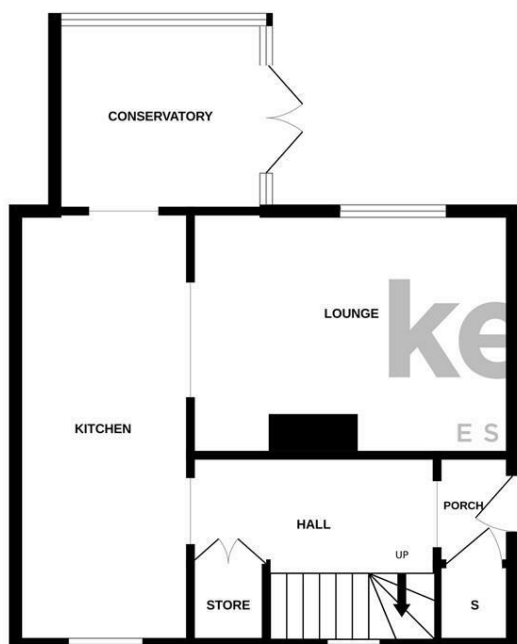
To the rear of the property is a large and generous sized tired garden with patio, artificial grass, brick built out house for extra storage and pebbled area.

### PROPERTY DETAILS

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



GROUND FLOOR  
504 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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>		<b>81</b>
(69-80) <b>C</b>	<b>68</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 2002/91/EC	



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