

Marketing Preview



10 Furnace Lane, Sheffield, S13 9XE

£140,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



**** OFFERS OVER £140,000 **** Attractively priced and boasting masses of potential! A fantastic opportunity to purchase this three bedroom end of terrace property. Offering two reception rooms and a low maintenance rear garden. Situated on a bus route and train line. Close to amenities and road links to Sheffield City Centre and the M1 Motorway. Perfect for first time buyers and investors.

SUMMARY

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LOUNGE 12'0" x 11'9"

Having neutral decor and carpeted flooring. Ceiling light, radiator and window to the front. Door to the inner hallway.

INNER HALLWAY

Having a ceiling light, stair rise to the first floor and door to the kitchen/diner.

KITCHEN/DINER 11'11" x 12'5"

Fitted with ample wall and base units, contrasting worktops and tiled splash back. Stainless steel circular sink with a drainer and mixer tap. Oven, microwave, hob and extractor fan. Integrated fridge/freezer and under counter space for a washing machine. Ceiling light, radiator and window to the rear. Tiled flooring, under stairs storage cupboard and door to the rear porch which gives access to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light and doors to the three bedrooms and bathroom.

BEDROOM ONE 12'0" x 11'1"

A large double bedroom with neutral decor, carpeted flooring and an over stairs storage cupboard. Ceiling light, radiator and window to the front.

BEDROOM TWO 7'6" x 6'4"

A single bedroom with a feature wallpapered wall and carpeted flooring. Radiator and window to the rear.

BATHROOM 7'3" x 9'5"

A modern bathroom having a 'P' shaped bath with, a vanity wash basin and close coupled WC. Ceiling light, radiator and obscure glass window. Part tiled walls and tiled flooring.

BEDROOM THREE 12'1" x 10'4"

A double bedroom with carpeted flooring and eaves storage. Ceiling light, radiator and window.

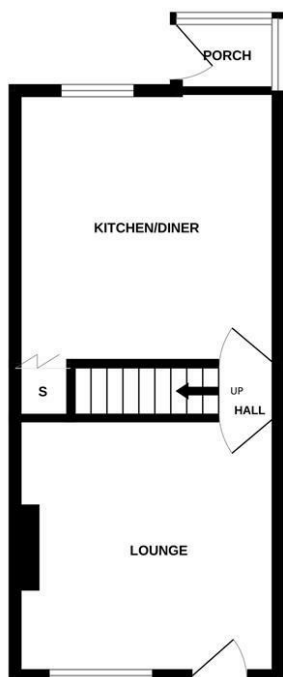
OUTSIDE

The rear of the property is shared access for neighbours. Also having a private and enclosed garden with slate chippings, a patio and a shed. Fencing and hedges to the boundary.

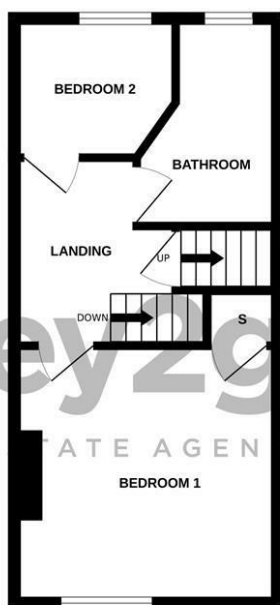
PROPERTY DETAILS

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

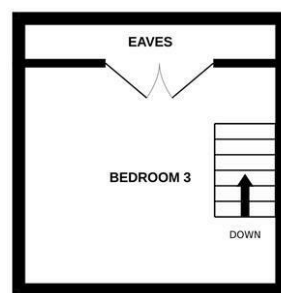
GROUND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



2ND FLOOR
149 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA: 798 sq.ft. (74.2 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		74
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

