

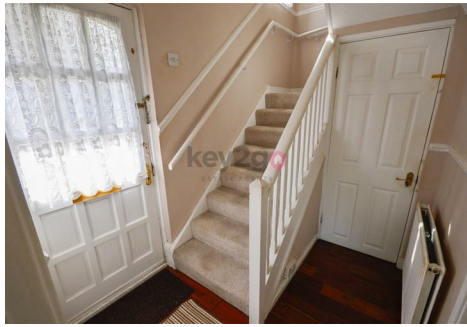
## Marketing Preview



**40 Alport Place, Sheffield, S12 4RW**

**£160,000**

**Bedrooms 2, Bathrooms null, Reception Rooms null**



A fantastic opportunity to purchase this two double bedroom semi-detached property which is situated in a desirable area. Being spacious and well presented throughout and offering a generous sized rear garden and a separate bathroom and WC. Close to amenities and road links to the City Centre. Perfect for first time buyers or families alike!

## PROPERTY DETAILS

- FREEHOLD
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

## SUMMARY

A fantastic opportunity to purchase this two double bedroom semi-detached property which is situated in a desirable area. Being spacious and well presented throughout and offering a generous sized rear garden and a separate bathroom and WC. Close to amenities and road links to the City Centre. Perfect for first time buyers or families alike!

## HALLWAY

Comprising of neutral decor, laminate flooring and a large under stairs storage cupboard. Ceiling light, radiator and window. Stair rise to the first floor and doors to the kitchen and lounge.

## LOUNGE 12'9" x 12'3"

Having neutral decor, carpeted flooring and a fireplace with a marble surround. Ceiling light, radiator and window. Double doors to the dining room.

## DINING ROOM 9'6" x 6'7"

A great extra living space with neutral decor and carpeted flooring. Ceiling light and a window.

## KITCHEN 9'1" x 6'6"

Fitted with ample wall and base units, contrasting worktops and tiled splash back. Integrated oven, electric hob and extractor fan. Space for a fridge/freezer and washing machine. Sink with a drainer and mixer tap. Ceiling light, window and vinyl flooring.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor, a ceiling light and access to the loft. Doors to the two bedrooms, bathroom and WC.

## BEDROOM ONE 11'2" x 9'7"

A double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window. Storage cupboard and built in wardrobes.

## BEDROOM TWO 12'9" x 9'4"

A second double bedroom with neutral decor, carpeted flooring and a storage cupboard. Ceiling light, radiator and two windows.

## BATHROOM 5'9" x 6'6"

Comprising of a bath with a shower and a sink. Ceiling light, radiator and obscure glass window. Neutral tiled walls and carpeted flooring.

## WC 2'9" x 5'8"

Having a WC, laminate flooring, a ceiling light and an obscure glass window.

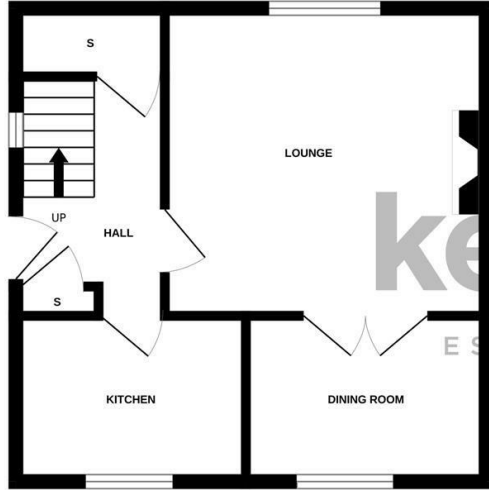
## OUTSIDE

To the front of the property is a private and well presented garden with a lawn area, shrubbery and a path leading to the front door.

To the rear of the property is a generous sized, well presented and private garden with a lawn area, shrubbery and outhouse.

GROUND FLOOR  
348 sq.ft. (32.3 sq.m.) approx.

1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.1 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) <b>A</b>                          |                            | <b>84</b>                                                                           |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            | <b>63</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>