

Marketing Preview



91 Stonecroft Road, Sheffield, S13 9DQ

£240,000

Bedrooms 3, Bathrooms 2, Reception Rooms 2



CHAIN FREE! A fantastic opportunity to purchase this three bedroom end of terrace property which is well presented throughout. Offering a modern kitchen/diner and a downstairs WC. Also having two allocated parking spaces and a private and generous sized rear garden. Close to amenities and road links to the City Centre. Perfect for first time buyers or families alike!

SUMMARY

CHAIN FREE! A fantastic opportunity to purchase this three bedroom end of terrace property which is well presented throughout. Offering a modern kitchen/diner and a downstairs WC. Also having two allocated parking spaces and a private and generous sized rear garden. Close to amenities and road links to the City Centre. Perfect for first time buyers or families alike!

HALLWAY

Enter via uPVC door into the hallway with vinyl flooring, a ceiling light and a radiator. Doors to the WC and lounge.

LOUNGE 11'7" x 17'7"

A spacious reception room with neutral decor, vinyl flooring and a fireplace with a surround. Ceiling light, radiator and window.

KITCHEN/DINER 14'11" x 8'11"

A modern, stylish and open plan kitchen/diner 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, dishwasher and washing machine. Sink with a drainer and mixer tap. Ceiling light, vinyl flooring and large walk in storage. Double doors leading to the rear.

DOWNSTAIRS WC 6'4" x 2'9"

Comprising of a close coupled WC and a sink with storage. Ceiling light, radiator and obscure glass windows. Neutral decor and vinyl flooring.

STAIRS/LANDING

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

BEDROOM ONE 8'4" x 10'11"

A double bedroom with neutral decor, carpeted flooring and built in wardrobes. Ceiling light, radiator and window. Door to the ensuite.

ENSUITE 8'5" x 4'5"

Comprising of a walk in shower with a overhead shower, sink with storage and a close coupled WC. Ceiling light and radiator. Neutral decor, vinyl flooring and an extractor fan.

BEDROOM TWO 8'4" x 8'5"

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

BEDROOM THREE 6'2" x 8'7"

A third bedroom with carpeted flooring and painted walls. Ceiling light, radiator and window.

BATHROOM 6'3" x 5'6"

Comprising of a bath with a handheld shower, sink with a storage unit and close coupled WC. Ceiling light, radiator and vinyl flooring.

OUTSIDE

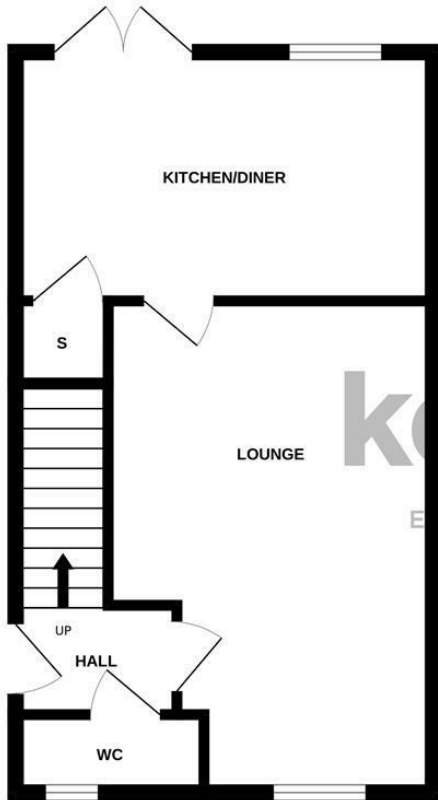
To the front of the property is a private, enclosed and low maintenance garden with a small lawn area, two water taps and two allocated parking spaces. Side entrance to the property with a step up to the property.

To the rear of the property is a low maintenance, private and enclosed garden with a patio area, awn and a fence surround.

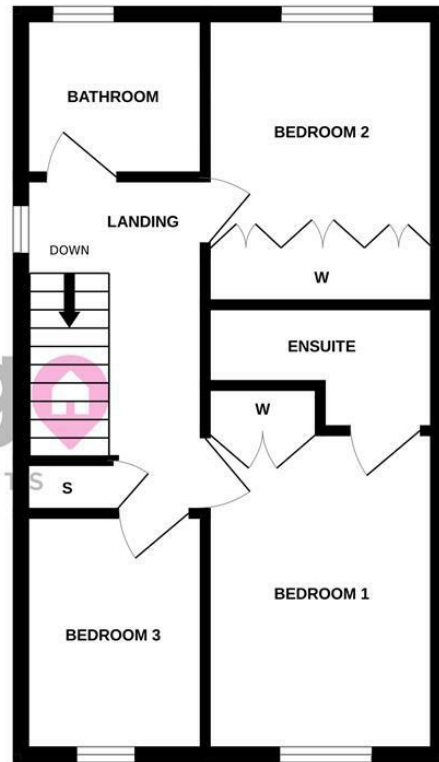
PROPERTY DETAILS

- LEASEHOLD, 136 YEARS REMAINING, £300 GROUND RENT PA, £70 SERVICE CHARGE PA
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (73.9 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		90
(81-91) B		
(69-80) C	77	
(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	



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