

Marketing Preview



11 Madehurst Rise, Sheffield, S2 3BJ

£175,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



A fantastic opportunity to purchase this three bedroom terraced property which is spacious throughout. Offering a kitchen/diner, ample storage and a private rear garden. Close to local amenities and great road links to the City Centre. Perfect for first time buyers, families alike or investors!

SUMMARY

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PORCH

Enter via a uPVC door into the large porch with a utility area. Ceiling light and window. Tiled flooring and neutral decor. Worktops and space for appliances. Door to the hallway.

HALLWAY

A spacious hallway with neutral decor, radiator and spotlighting. Under stairs space, stair rise to the first floor and doors to the WC, kitchen/diner and lounge.

DOWNSTAIRS WC 2'7" x 4'10"

Having a close coupled WC and a sink. Ceiling light and obscure glass window. Neutral decor, tiled flooring and tiled walls.

KITCHEN/DINER 9'4" x 16'6"

A spacious kitchen/diner with ample wall and base units, contrasting worktops and tiled splash back. Integrated fridge/freezer and dishwasher. Oven, 5 ring hob and extractor fan. One and a half sink with a drainer and mixer tap. Breakfast bar with a seating area, neutral decor and tiled flooring. Spotlighting and window.

LOUNGE 15'8" x 12'7"

A spacious reception room with a feature wallpapered wall, laminate flooring and neutral decor. Electric fireplace with a surround. Ceiling light, radiator and window.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a wallpapered back wall, spotlighting and radiator. Doors to the three bedrooms and bathroom.

BEDROOM ONE 8'10" x 14'6"

A double bedroom with neutral decor, feature wallpapered wall and carpeted flooring. Spotlighting, radiator and window. Large built in wardrobes.

BEDROOM TWO 8'10" x 12'8"

A double bedroom with carpeted flooring and a feature wallpapered wall. Spotlighting, radiator and window.

BEDROOM THREE 6'6" x 9'8"

A generous sized single bedroom with painted walls and laminate flooring. Ceiling light, radiator and window.

BATHROOM 6'4" x 8'6"

A modern and stylish bathroom having a bath with a shower, sink and close coupled WC. Spotlighting, ladder style radiator and obscure glass window. Neutral tiled walls and tiled flooring.

OUTSIDE

The front of the property is enclosed with a wall, gate and

paved area.

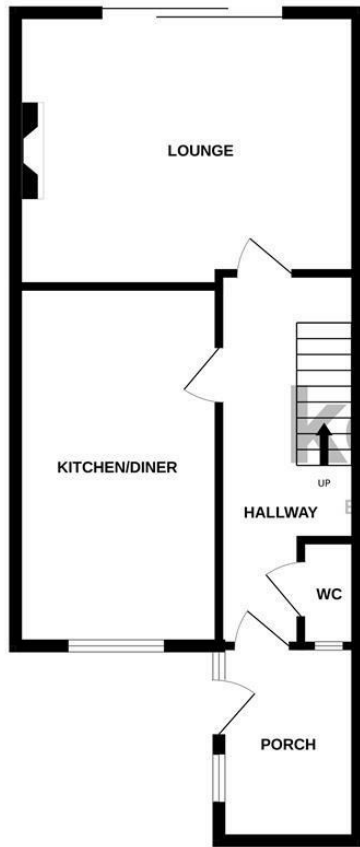
To the rear of the property is a private, enclosed and low maintenance garden with astroturf area, patio and shrubbery.

PROPERTY DETAILS

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

GROUND FLOOR
512 sq.ft. (47.5 sq.m.) approx.

1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.

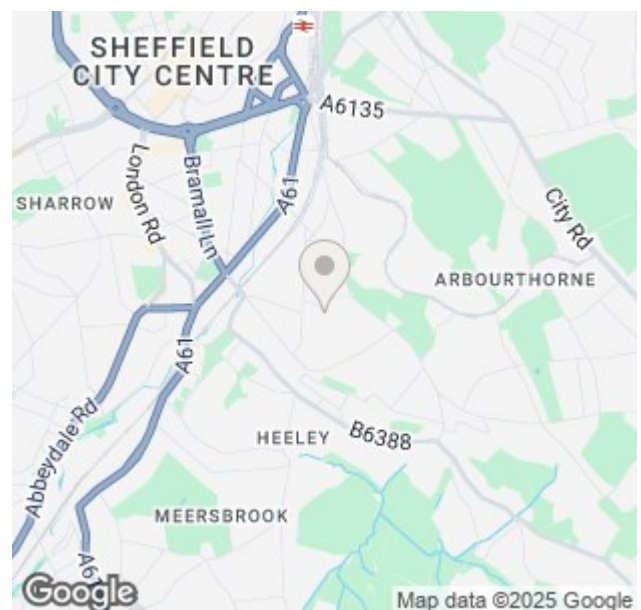


TOTAL FLOOR AREA : 971 sq.ft. (90.2 sq.m.) approx.

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		85
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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