

## Marketing Preview



**53 Lound Road, Sheffield, S9 4BH**

**£160,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**





CHAIN FREE! A fantastic opportunity to purchase this two double bedroom semi-detached property which is spacious throughout. Offering a utility space, off road parking and a private and enclosed rear garden. Also having a new roof and guttering last year. Close to local amenities and road links to the M1 Motorway. Perfect for first time buyers or families alike!

## SUMMARY

CHAIN FREE! A fantastic opportunity to purchase this two double bedroom semi-detached property which is spacious throughout. Offering a utility space, off road parking and a private and enclosed rear garden. Also having a new roof and guttering last year. Close to local amenities and road links to the M1 Motorway. Perfect for first time buyers or families alike!

## HALLWAY

Enter via a uPVC door into the hallway with neutral decor and carpeted flooring. Stair rise to the first floor and door to the lounge.

## LOUNGE 11'5" x 11'10"

A spacious reception room with a feature wallpapered wall, neutral decor and carpeted flooring. Ceiling light, radiator and window. Door to the kitchen.

## KITCHEN 11'5" x 7'6"

A modern kitchen fitted with ample wall and base units, contrasting worktops and tiled splash back. Large Baumatic oven, 5 ring hob and extractor fan. Space for a washing machine and full height fridge/freezer. Ceiling light, radiator and window. Laminate flooring, door to the rear and door to the utility room.

## UTILITY 2'8" x 8'4"

Comprising of fitted units, shelving and the boiler. Ceiling light, window and laminate flooring.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor, a window and a radiator. Access to the loft and doors to the two bedrooms and bathroom.

## BEDROOM ONE 14'7" x 11'2"

A double bedroom with neutral decor, a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window.

## BEDROOM TWO 9'7" x 7'4"

A second double bedroom with neutral decor, a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window.

## BATHROOM 4'8" x 5'7"

Comprising of a bath with a shower, close coupled WC and sink. Ceiling light, obscure glass window and tiled flooring.

## OUTSIDE

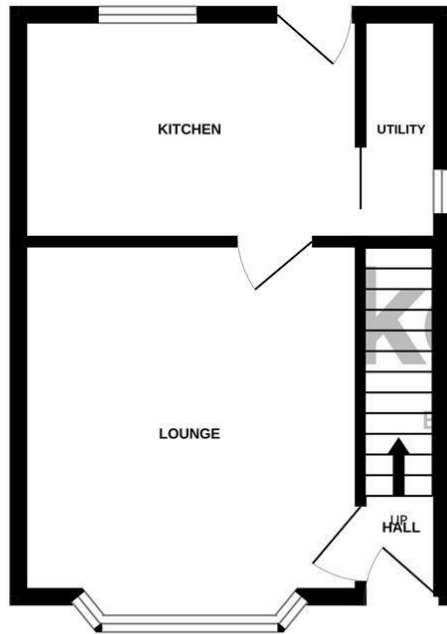
To the front of the property is shrubbery and off road parking.

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

## PROPERTY DETAILS

- LEASEHOLD, £3.25PA GROUND RENT, 710 YEARS REMAINING
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

GROUND FLOOR




1ST FLOOR



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>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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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