

Marketing Preview



64 Hartland Avenue, Sothall, Sheffield, S20 2QA

£220,000

Bedrooms 2, Bathrooms 1, Reception Rooms 2



**** GUIDE PRICE £220,000 - £230,000 **** A well-presented two-bedroom detached home, tucked away in a popular location. The property offers ample off-road parking and a generous, private rear garden. Close to local amenities and with excellent road links to Sheffield, Chesterfield, and the M1 motorway, this home is ideal for first time buyers or families alike!

SUMMARY

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The ground floor offers a spacious entrance hall, a modern lounge with a bay window, and a stylish kitchen featuring space for appliances, a breakfast bar, and double doors leading to the rear garden.

The first floor comprises two double bedrooms with carpeted flooring and modern decor, along with a bathroom featuring a three-piece suite, mirror, and tiled walls and flooring.

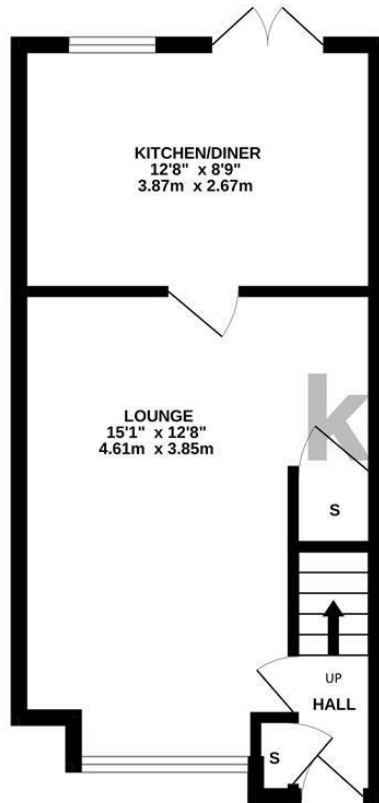
To the front, the property is well tucked away and offers a driveway with off-road parking for multiple cars. To the rear, there is a private, enclosed, and low-maintenance garden, which is a good size and includes fencing, a patio, and a lawn area.

PROPERTY DETAILS

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

PLEASE SEE FLOORPLAN FOR ROOM MEASUREMENTS

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) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

