

## Marketing Preview



**13 Spa View Road, Sheffield, S12 4HE**

**£150,000**

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



**\*\* GUIDE PRICE £150,000 - £160,000 \*\* CHAIN FREE!** Ideal for First-Time Buyers or Small Families! This deceptively spacious two-bedroom semi-detached home offers a sizeable private garden, a modern shower room, and an open-plan ground floor layout. Ample on street parking available. With ample built-in storage and presented in move-in-ready condition, the property is conveniently located close to shops, schools, and public transport such as bus tram links. Situated in a popular area close to Crystal Peaks, Drakehouse Retail Park and a short drive to Rother Valley, countryside, City Centre and M1 Motorway.

Enter through the side door into a welcoming hallway with a large understairs storage cupboard. Doors lead to the kitchen/diner and lounge, with an opening between the two creating a bright and airy living space. The lounge features patio doors opening onto the garden, while the kitchen offers space for freestanding appliances.

Stairs rise to the first floor, which includes overhead storage, two double bedrooms with fitted furniture and built-in storage cupboards, and access to the loft. The floor is completed by a modern shower room and a separate WC.

To the front of the property is a lawn with hedging and a shared pathway leading to the side and rear. The rear garden is good sized, enclosed, and not overlooked, featuring a brick-paved patio, a brick-built outhouse, a lawn, fencing, and flower beds.

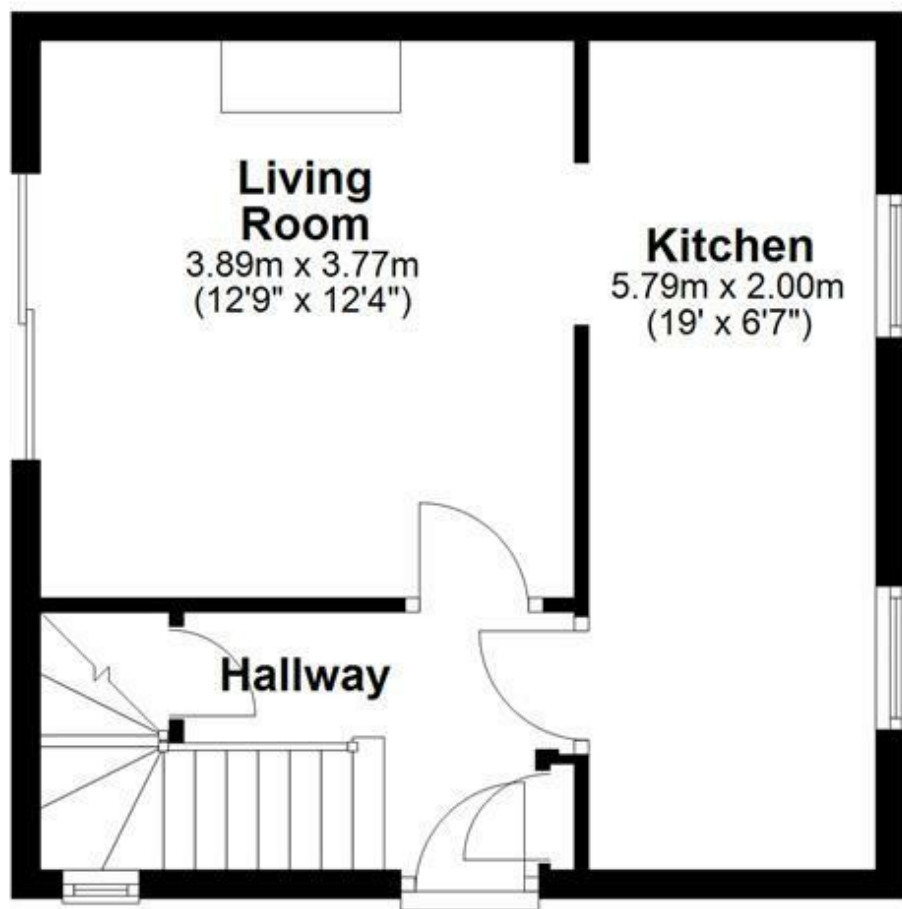
## PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor

Approx. 33.9 sq. metres (365.0 sq. feet)



Total area: approx. 67.6 sq. metres (728.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	54	
(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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