

ESTATE AGENTS

## **Marketing Preview**















50 Alport Place, Sheffield, S12 4RW £160,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1























\*\* GUIDE PRICE £160,000 - £170,000 \*\* Perfect first time buyer home! This modern two double bedroomed semi-detached property sits on a quiet road and features a stylish kitchen/diner with ample built-in storage. It offers a larger than average rear garden and is set in a sought after area close to schools and amenities, with good road links to the M1 Motorway and Parkway.

## **SUMMARY**

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Side door opens into a welcoming hallway with a meter cupboard and large understairs storage cupboard. Stairs rise to the first floor. Door leads to the kitchen/diner with windows to the front and a high gloss kitchen. The lounge is to the rear with patio doors opening to the garden.

Landing with doors to two large double bedrooms to the front and rear, a separate bathroom and WC, and loft access.

Shared pathway to the frontage with lawn.

Rear garden features a patio with pergola, brick built outhouse, second patio, lawn and pebbled area, with hedging and mature trees, and is not overlooked.

## PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## **Ground Floor**





