



## Marketing Preview



**62 Sundown Road, Sheffield, S13 8UE**

**£250,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**



\*\* GUIDE PRICE £250,000 - £260,000 \*\* CHAIN FREE! A fantastic opportunity to purchase this three-bedroom semi-detached property, situated in a highly sought-after area. The property offers a dining area and an enclosed rear garden, and is well placed for local amenities with convenient road links into the City Centre.

## SUMMARY

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Entrance into a spacious hallway with stairs rising to the first floor and a door leading to the lounge, which features a bay window and sliding doors opening into the dining room. A further door from the hallway provides access to the kitchen, offering ample wall and base units, two windows, and a door to the rear.

The property offers two double bedrooms with built-in wardrobes, a single bedroom with a built-in storage cupboard, and a bathroom fitted with a bath, sink and WC.

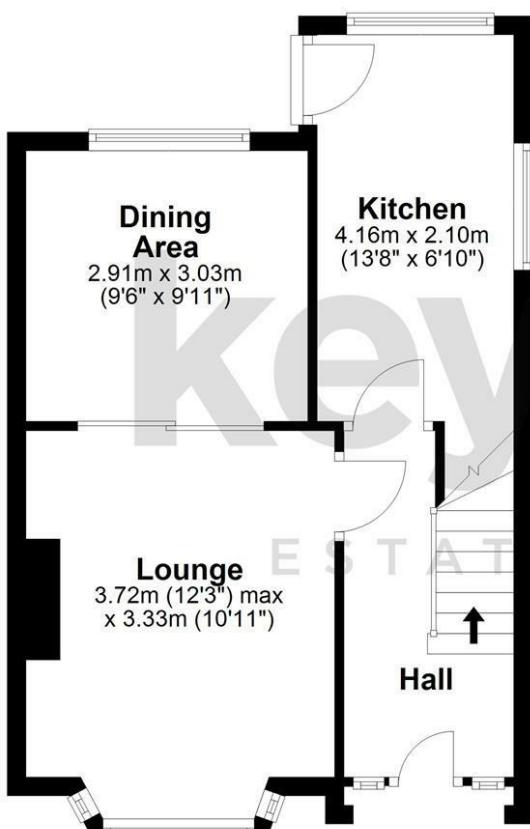
To the front, there is a gated driveway leading to the garage, with a path and steps providing access to the front door. To the rear, the property benefits from a large, enclosed and well-presented tiered lawn with shrubbery, a pathway, and access to the garage.

## PROPERTY DETAILS

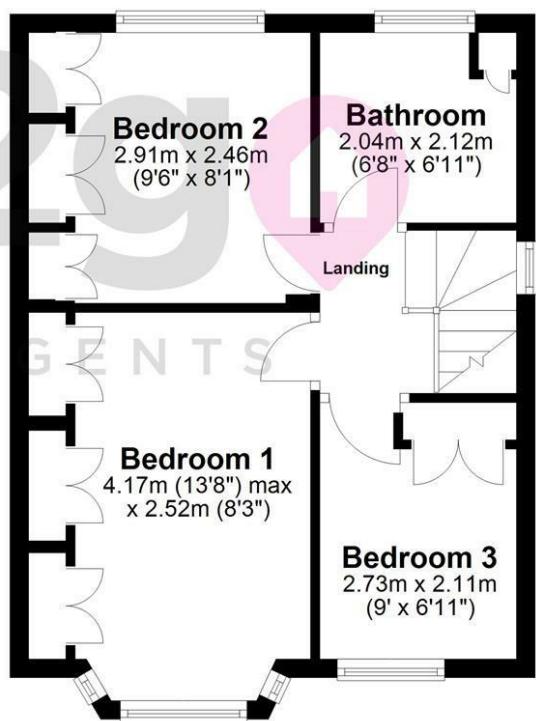
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



| 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>                            |                         |           |
| (55-68) <b>D</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 |           |

