



Cawdor Road, Arbourthorne,
Sheffield, S2 2EL



OIRO £140,000

- Corner Plot with Driveway
- No Chain
- Two Bedroom
- Beautiful Southeast facing Garden
- Downstairs WC
- Popular Residential Area
- Freehold
- EPC rating D

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Belvoir Sheffield are pleased to present this well-proportioned two-bedroom semi-detached home, occupying a generous corner plot in the popular area of Arbourthorne. Sold with no onward chain this property is ideal for First time buyers or investors alike.

The property benefits from a driveway and an enclosed front garden with lawn, offering both kerb appeal and practicality. Upon entering, you are welcomed by a spacious hallway with a large under-stairs storage cupboard, providing excellent additional space.

The ground floor features a bright dual-aspect living room with a charming feature fireplace and patio doors leading out to a low-maintenance, south-east facing rear garden. The garden has been thoughtfully designed with decking, artificial grass, and a shed for storage—ideal for relaxing or entertaining. The kitchen offers a range of wall and base units, while a convenient downstairs WC with wash basin completes the ground floor.



Upstairs, the property comprises an extra-large dual-aspect master bedroom, offering an abundance of natural light, along with a second single bedroom. The bathroom is fitted with an enclosed shower, WC, wash basin, and a useful storage cupboard. Additional benefits include a pull-down loft ladder providing access to further storage space.

Ideally located with local schools, community centres, parks, and shops all within walking distance. The area also offers excellent transport links, providing easy access to the city centre, making it a great choice for commuters.

Disclaimers and Advice: We endeavour to make our sales particulars accurate and reliable; however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.



Floor 0



Floor 1

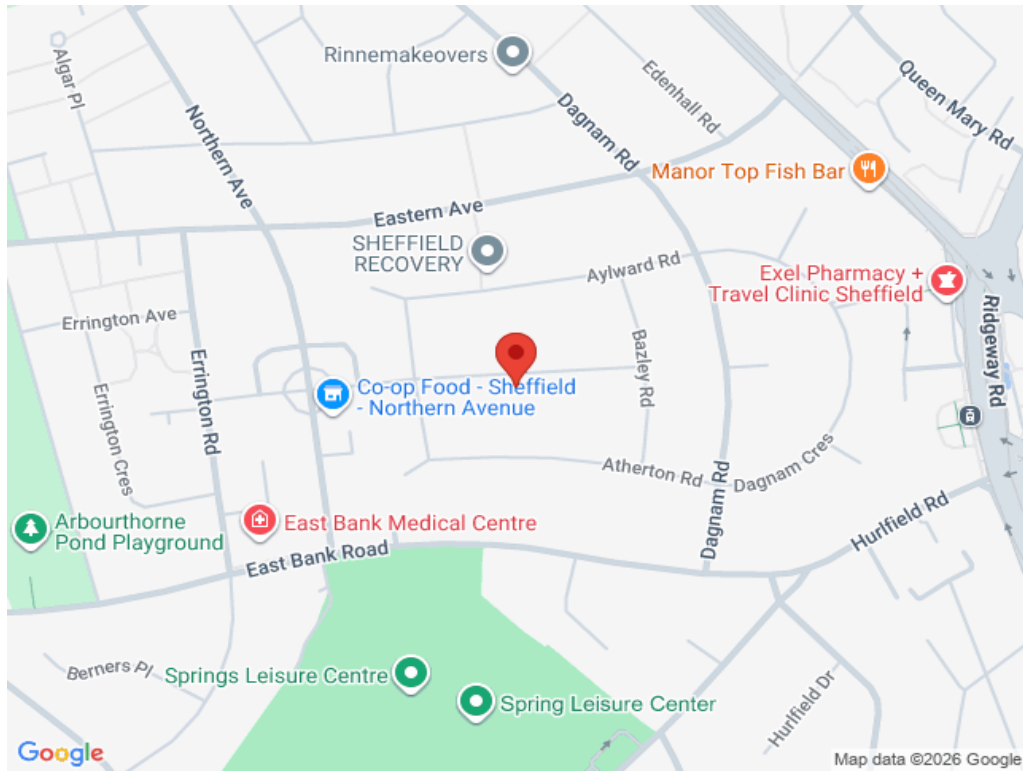


Approximate total area⁽¹⁾
591 ft²
55 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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