



## 30 JOHN WARD STREET SHEFFIELD, S13 8WY

£160,000  
FREEHOLD

Guide Price £160,000 - £170,000

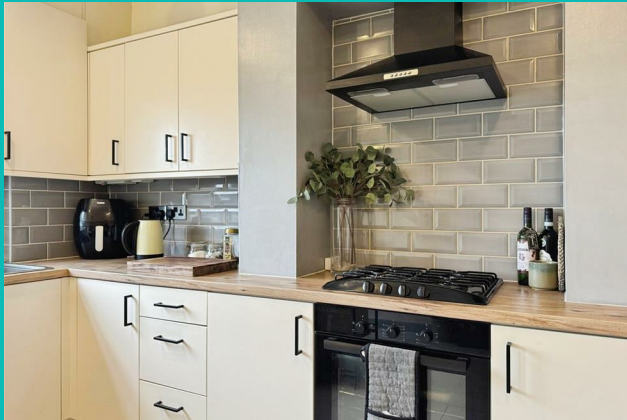
This property is perfect for a first time buyer or family. It is situated in this popular area close to local amenities including schools, shops and public transport facilities. Briefly comprising of lounge overlooking the front elevation, dining kitchen with a comprehensive range of wall and base units with complimentary work surfaces and built in oven and hob. To the first floor are two bedrooms and family bathroom with three piece suite with over bath shower. To the second floor a third bedroom has beams to the ceiling and window allowing extra natural light and storage space. To the front of the property is a courtyard area and to the rear is a lawned area of garden, decked area and patio area perfect for entertaining. **BOOK A VIEWING NOW - DO NOT MISS OUT**

Kendra  
Jacob

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# 30 JOHN WARD STREET

- Guide Price £160,000 - £170,000
- Perfect For A First Time Buyer
- Close To Local Amenities
- School Catchment
- Convenient For The Motorway Network
- Good Sized Rear Garden
- Comprehensively Fitted Dining Kitchen And Cellar
- Three Bedrooms
- New Roof 2 Years Ago
- BOOK A VIEWING NOW - DO NOT MISS OUT



## Lounge

With front door leading into the lounge having laminate flooring, central heating radiator and window overlooking the front.

## Dining Kitchen

With a comprehensive range of wall and base units with complimentary work surfaces over. There is a built in oven, gas hob and extractor over. A door opens onto the rear garden. Central heating radiator.

## Cellar

A door from the kitchen leads to the cellar. Perfect for storage.

## First Floor Landing

Stairs rise to the first floor landing and gives access to two bedrooms and family bathroom.

## Bedroom One

With window overlooking the front, laminate flooring, wardrobe/storage and central heating radiator.

## Bedroom Two

With window overlooking the rear and central heating radiator.

## Family Bathroom

Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and low flush WC. Window overlooking the rear and heated towel rail.

## Second Floor

Stairs rise to bedroom three.

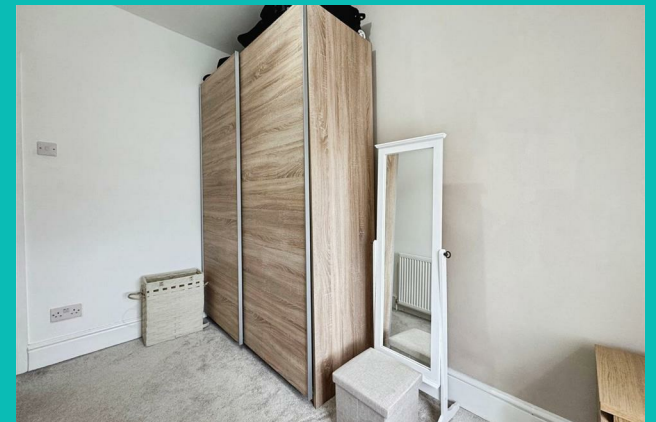
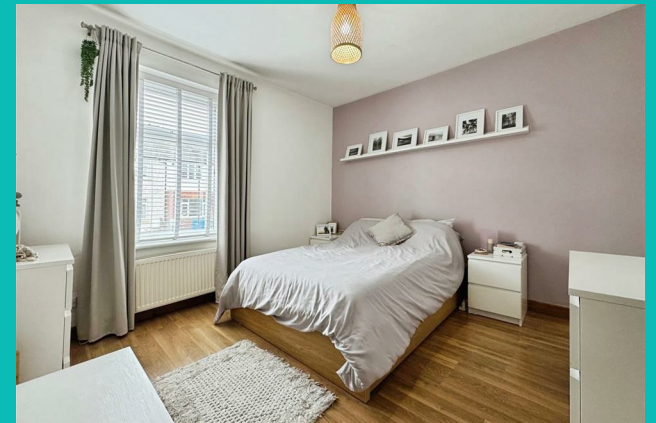
## Bedroom Three

With beams to the ceiling, storage areas, wardrobe and window allowing in extra natural light.

## Outside

To the front of the property is a courtyard area. To the rear is a lawned area of garden, outhouse having an outside WC, patio area and decked area perfect for entertaining.

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## ADDITIONAL INFORMATION

**Local Authority** – Sheffield

**Council Tax** – Band A

**Viewings** – By Appointment Only

**Floor Area** – 1052.20 sq ft

**Tenure** – Freehold





Total area: approx. 97.8 sq. metres (1052.2 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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