



## 618 Prince Of Wales Road, Sheffield, S9 4ER

Offers In The Region Of £169,950

- Semi Detached Home
- NO CHAIN
- Popular Residential Area
- uPVC DG/GCH
- Good Sized Rear Garden
- Three Bedrooms
- In Need Of Modernisation
- Close To Amenities and Major Road Networks
- Driveway and Garage

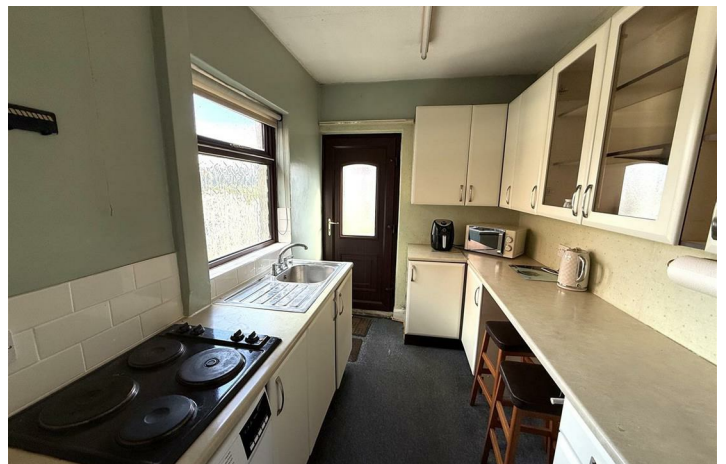
# 618 Prince Of Wales Road, Sheffield S9 4ER

A fine opportunity has arisen to purchase this three bedroom, semi detached property which is ideally suited to either first time buyers, young families or investor/developers. Whilst requiring cosmetic upgrading and some modernisation the property still benefits from gas central heating, double glazing and is available with the benefit of NO CHAIN and immediate vacant possession, Situated in this popular residential area, which has convenient access to local amenities, shops, schools, supermarkets and easy access to major road networks.

The accommodation briefly comprises; Porch, entrance hallway, living room, dining room and kitchen First floor landing, three bedrooms and family bathroom. A driveway provides off road parking and in turn leads to a garage. To the rear there is a good sized enclosed lawned garden.



Council Tax Band: B



## ACCOMMODATION

### GROUND FLOOR

#### PORCH

5'4" x 2'7"

#### ENTRANCE HALL

Having a timber entrance door with inlaid glazed panels and UPVC double glazed window to the side. There is a central heating radiator, coat hooks and useful storage cupboard which houses the electricity meter and a further cupboard, which houses the gas meter, below the staircase which leads to the first floor accommodation.

#### LIVING ROOM

12'1" x 11'8"

Having a rear facing uPVC double glazed window, a central heating radiator, coving to the ceiling and a feature fireplace with timber surround, marble effect back and hearth and inset electric fire

#### DINING ROOM

13'0" x 11'8"

Having a uPVC double glazed bay window with a central heating radiator below, coving to the ceiling and built in storage cupboards.

#### KITCHEN

6'7" x 13'3"

With a range of units above and below work surfaces with tiled splash backs and incorporating a stainless steel sink with mixer taps, four ring gas cooker and a double oven. There is a space for freestanding cooker, space and plumbing for a washing machine, a side facing UPVC double window, a central heating radiator and a uPVC entrance door.

### FIRST FLOOR

#### LANDING

Having a side facing uPVC double glazed window and access to the loft storage space.

#### BEDROOM ONE

13'0" x 11'0"

With a front facing uPVC double glazed bay window, a central heating radiator and range of built in bedroom furniture.

#### BEDROOM TWO

12'1" x 11'8"

With a uPVC double glazed window which looks onto the gardens, a range of bedroom furniture and a central heating radiator.

#### BEDROOM THREE

7'11" x 5'11"

Having a UPVC double glazed window and a central heating radiator.

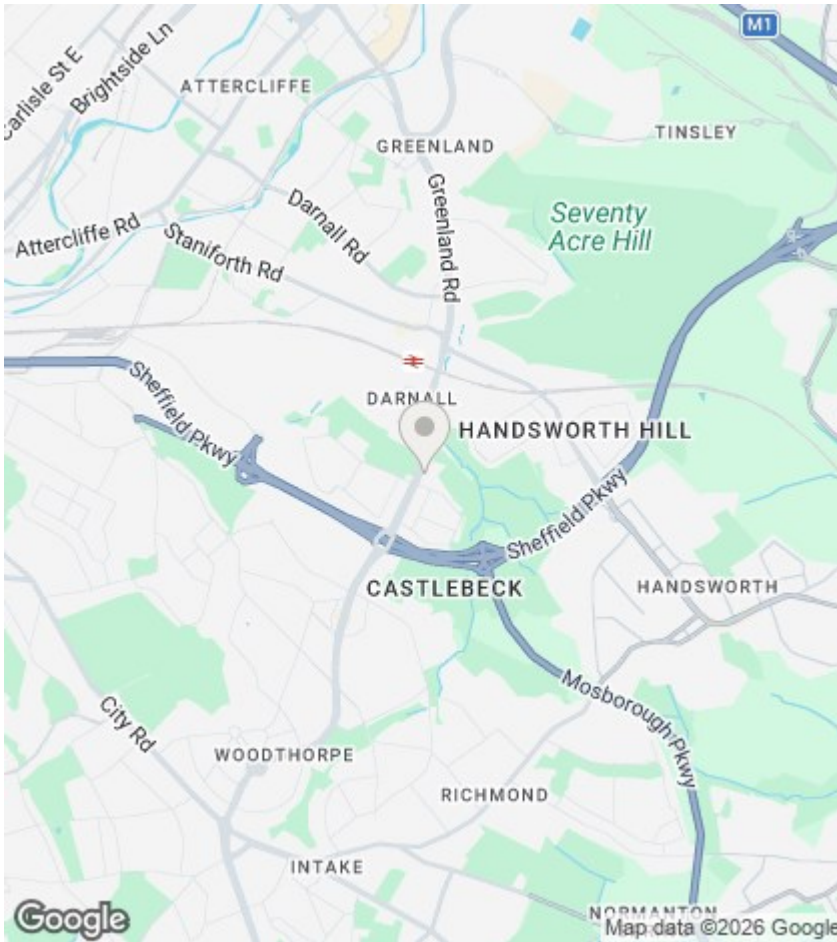
#### BATHROOM

8'6" x 6'6"

Fitted with a three-piece suite comprising of a panelled bath with electric shower over, vanity wash hand basin and low flush WC. There are tiled walls a central heating radiator and two uPVC double glazed windows.

#### OUTSIDE

To the front of the property sees a driveway which in turn leads to a garage. To the rear sees a good sized lawned garden with a brick built outhouse.



## Directions

## Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

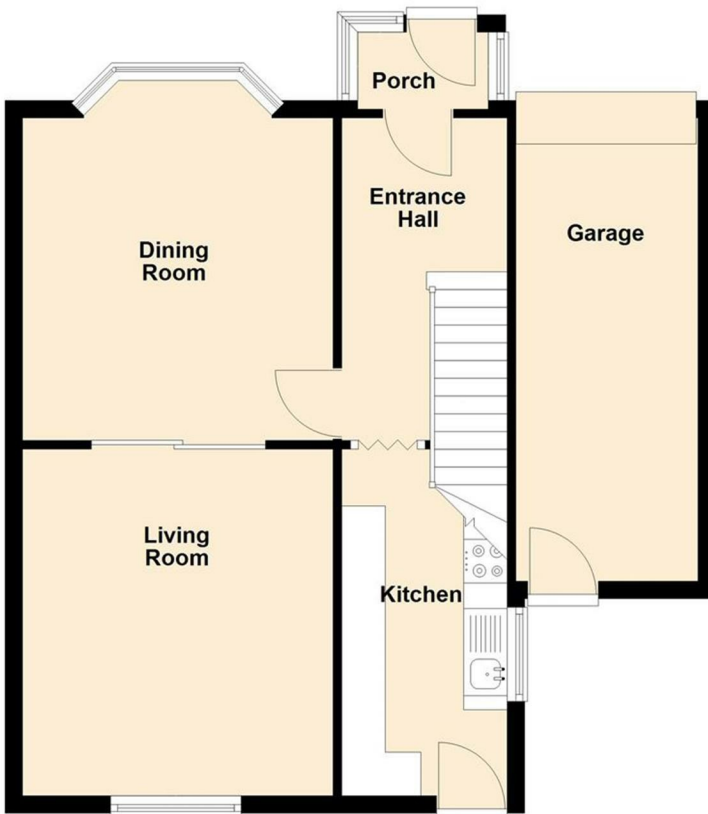
## EPC Rating:

D

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>			78
(55-68) <b>D</b>		64	
(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	

### Ground Floor

Approx. 56.7 sq. metres (610.4 sq. feet)



### First Floor

Approx. 43.6 sq. metres (469.2 sq. feet)

