



Niagara Road, Sheffield, S6 1LU

Offers In Region Of £210,000

3 1 2





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A dining area with a wooden table and chairs, overlooking the living room. The room has a white door and a large window with curtains. The MorfittSmith logo is visible in the bottom right corner.

A dining room with a wooden table and chairs, overlooking a window. The room has a white door and a large window with curtains. The MorfittSmith logo is visible in the bottom right corner.

A fantastic opportunity to acquire a spacious three bedroom semi detached home, offered for sale with no onward chain and benefiting from off road parking, an attached garage and a good sized enclosed rear garden.

Niagara Road offers a great amount of space for the money and is a brilliant option for first time buyers, families or anyone looking for a home they can move straight into while still having the opportunity to make their own mark over time.

The property is entered through a welcoming hallway with stairs rising to the first floor. To the front is a bright and comfortable living room, with a large bay window bringing in plenty of natural light.

An open doorway leads through into the separate dining room, creating a really useful flow between the two reception spaces while still allowing them to feel like individual rooms. The dining room comfortably accommodates a large table and enjoys an outlook across the rear garden.

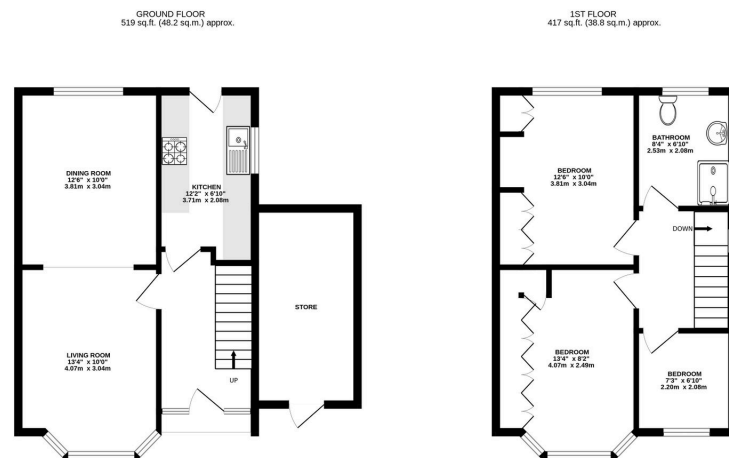
Alongside is the kitchen, fitted with a good range of wall and base units and offering plenty of worktop space. A rear door provides direct access outside, making the garden easily accessible from the kitchen.

Upstairs are three bedrooms. The two principal bedrooms are both excellent doubles, with the front bedroom particularly impressive thanks to its bay window and extensive fitted wardrobes. The third bedroom is a useful single room which would also make an ideal nursery, dressing room or home office.

Completing the first floor is a well proportioned shower room with a large shower enclosure, wash basin and WC.

Outside, the front of the property provides off road parking on a block paved driveway together with access to the attached garage. To the rear is a good sized enclosed garden with a lawn, decked seating area and garden shed, creating a practical outdoor space with plenty of potential.

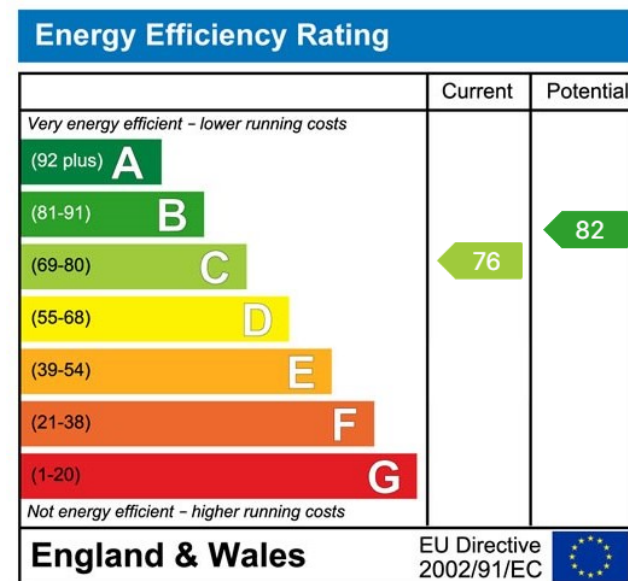




TOTAL FLOOR AREA: 936 sq.ft. (87.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Three bedroom semi detached home
- Spacious lounge and separate dining room
- Two generous double bedrooms
- First floor shower room
- Off road parking and attached garage
- Offered for sale with no onward chain
- Fitted kitchen with access to the rear garden
- Useful third bedroom
- Enclosed rear garden with lawn and decked seating area
- Leasehold in a convenient S6 location



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