

Marketing Preview



9 Ballifield Avenue, Sheffield, S13 9HN

£170,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



Deceptively spacious and ready to move into, this home is perfect for a first-time buyer or small family. The property benefits from open-plan living to the ground floor, a utility room with its own front entrance, garage, and enclosed rear garden. Ideally located with excellent road links to Sheffield City Centre and the Parkway.

SUMMARY

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The property is entered via a hallway with stairs rising to the first floor and a door leading to the lounge. The bright and spacious lounge/diner features a focal fireplace, dual-aspect windows, and is open to the kitchen. The fitted kitchen includes a breakfast bar and rear door providing access to the garden. A door leads to the utility room, which benefits from an under-stairs storage cupboard and its own separate front entrance.

Stairs rise to the first-floor landing, which benefits from a useful storage cupboard and doors leading to three good-sized bedrooms and the family bathroom.

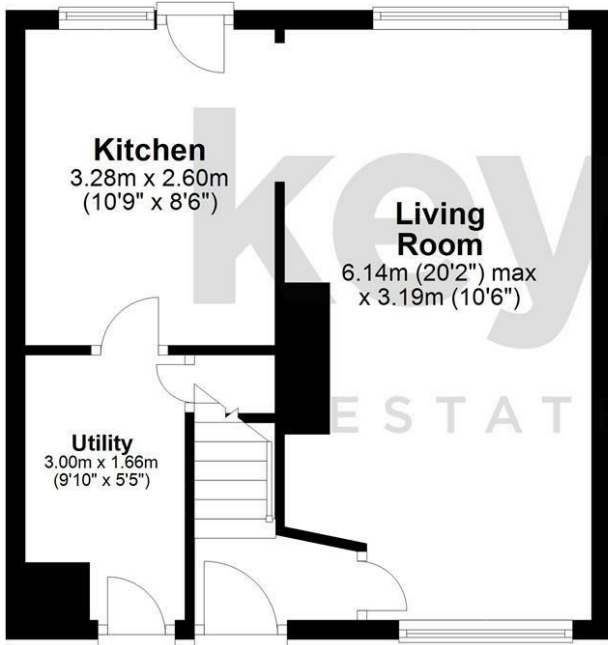
To the front of the property is a fenced lawn area with access to both front doors. To the rear is an enclosed garden featuring a patio area, lawn, and a decked area behind the garage. Shared access runs down the side of the property, leading to the garage.

PROPERTY DETAILS

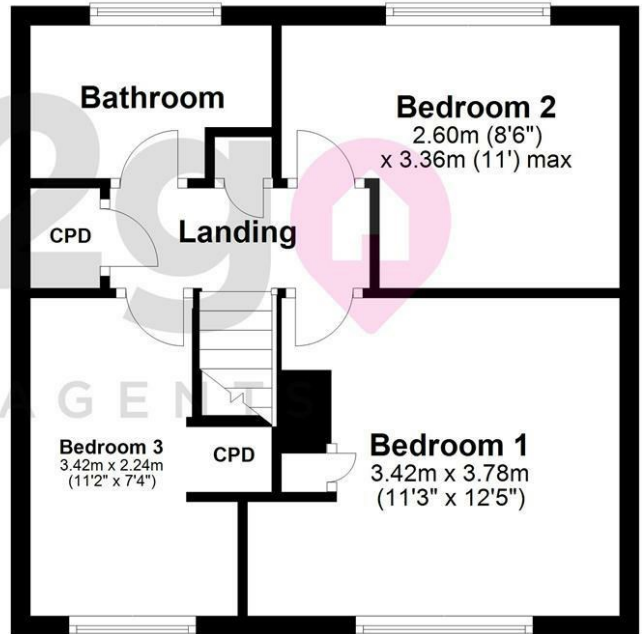
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	83
England & Wales	EU Directive 2002/91/EC	

