

Marketing Preview



80 Heeley Bank Road, Sheffield, S2 3GG

£250,000

Bedrooms 5, Bathrooms 1, Reception Rooms 2



This is a fantastic opportunity to purchase a spacious five-bedroom property with high ceilings and huge potential. With some modernisation, the property could be transformed into a brilliant family home. Ideally located just a short distance from Sheffield City Centre, it benefits from a wide range of local amenities, including schools, supermarkets and other everyday conveniences. The property is also currently having a new roof.

SUMMARY

This is a fantastic opportunity to purchase a spacious five-bedroom property with high ceilings and huge potential. With some modernisation, the property could be transformed into a brilliant family home. Ideally located just a short distance from Sheffield City Centre, it benefits from a wide range of local amenities, including schools, supermarkets and other everyday conveniences. The property is also currently having a new roof.

Upon entering the property, you are welcomed into the hallway, which provides access to the cellar, kitchen, dining room and lounge, with stairs rising to the first floor. The kitchen is fitted with a range of wall and base units, an oven and hob, with space for a full-height fridge/freezer, an under-counter fridge/freezer, washing machine and dishwasher. A door provides access to the rear of the property. The generously sized dining room features a rear-facing window, a fireplace and useful storage space. The lounge benefits from a bay window overlooking the front of the property, as well as a feature fireplace.

Stairs rise to the first floor, providing access to three bedrooms, the family bathroom and a further staircase leading to the second floor. Bedroom one is a generously sized double bedroom featuring a fireplace and a window overlooking the front of the property. Bedroom two is another well-proportioned double bedroom with a rear-facing window and fireplace. Bedroom five is currently utilised as a home office and benefits from a window overlooking the rear. The bathroom comprises a bath with an overhead shower, WC, wash basin and a useful storage cupboard.

Stairs rise to the second floor, providing access to two further bedrooms and a large storage cupboard. Bedroom three is a spacious double bedroom featuring a fireplace and a window overlooking the front of the property. Bedroom four is also a well-proportioned double bedroom and benefits from a Velux-style window, allowing plenty of natural light into the room.

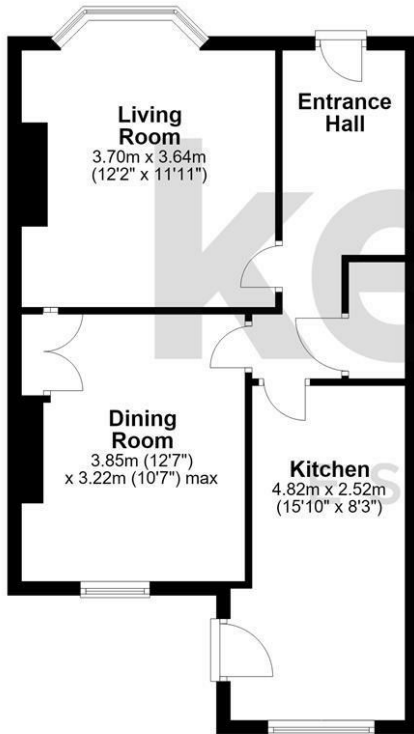
To the rear is a small yard area with a brick built outhouse.

PROPERTY DETAILS

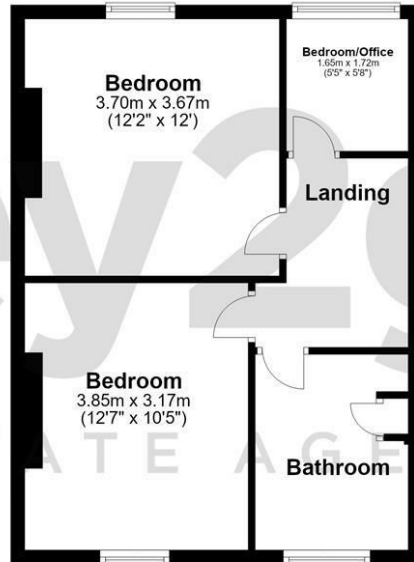
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ALL MEASUREMENTS PLEASE SEE FLOOR PLAN

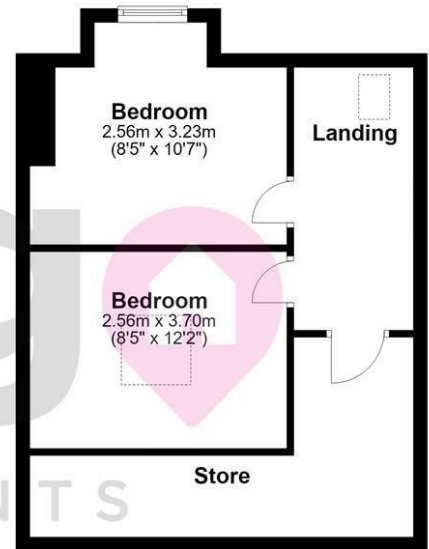
Ground Floor



First Floor



Second Floor



Total area: approx. 129.2 sq. metres (1390.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

