

## Marketing Preview



**17 Seagrave Avenue, Sheffield, S12 2JJ**

**£190,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 1**





This is a perfect home for a first-time buyer or small family, situated in a highly sought-after area. The property is ready to move straight into and benefits from off-road parking and a large private, enclosed garden. Inside, there is a spacious open-plan living and dining area, along with a stunning modern bathroom. The property is ideally located for good road links to Sheffield and is also close to the tram and main bus routes, making it an excellent choice for commuters.

## SUMMARY

This is a perfect home for a first-time buyer or small family, situated in a highly sought-after area. The property is ready to move straight into and benefits from off-road parking and a large private, enclosed garden. Inside, there is a spacious open-plan living and dining area, along with a stunning modern bathroom. The property is ideally located for good road links to Sheffield and is also close to the tram and main bus routes, making it an excellent choice for commuters.

A welcoming hallway provides access to the ground floor, with stairs rising to the first floor. A door leads into the spacious open-plan living and dining area, which benefits from a bay window to the front and patio doors opening onto the rear garden. The kitchen is accessed from the living and dining space and features useful understairs storage, which houses the boiler. A door leads through to a useful rear porch, which is currently being utilised as a practical utility area.

Stairs rise to the first floor, where there are three well-proportioned bedrooms. The large double bedroom to the front benefits from a bay window and fitted wardrobes, while the second double bedroom is positioned to the rear. There is also a single bedroom to the front. Completing the first floor is a stunning, recently renovated family bathroom, finished to a high standard.

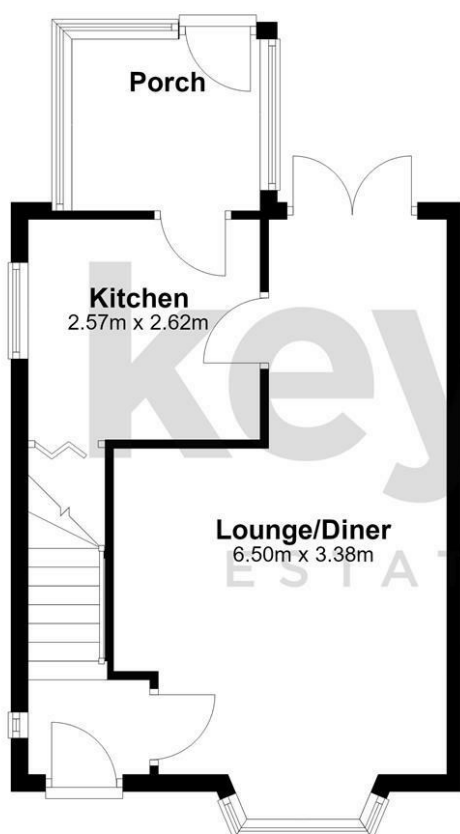
The property benefits from off-road parking to the front, with a driveway providing parking for one car. A side gate provides access to the rear garden, which features two decked areas, a lawn and a useful garden shed. The garden is enclosed by fencing, with established shrubbery adding privacy and greenery to the borders.

## PROPERTY DETAILS

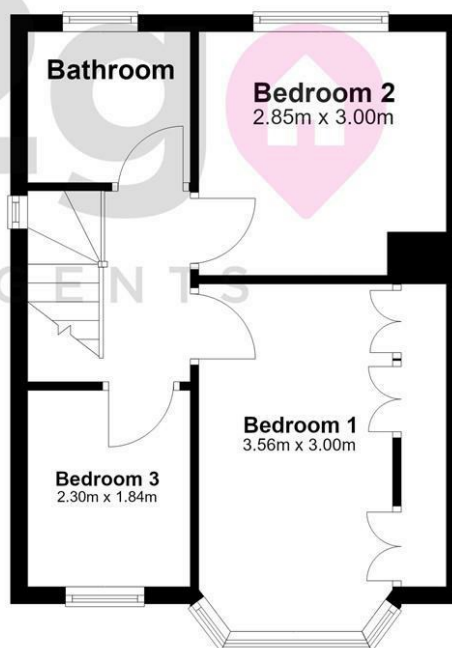
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL

FOR ALL MEASUREMENTS PLEASE SEE FLOOR PLAN

## Ground Floor



## First Floor



## Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             | <b>85</b> |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            | <b>50</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  |           |

