



29 Masters Road, Parsons Cross, Sheffield, S5 7SJ
Guide Price £105,000



* REQUIRING MODERNISATION AND IMPROVEMENT * SEMI-DETACHED HOUSE * TWO DOUBLE BEDROOMS * FIRST FLOOR BATHROOM/W.C. * GOOD SIZED GARDENS * NO UPWARD CHAIN

A well-proportioned semi-detached home which offers scope to create a lovely home for a wide range of prospective buyers.

The property requires modernisation and improvement works throughout but occupies a good sized plot with lots of potential.

Internally, to the ground floor, there is an entrance hall with door to front elevation and stairs to first floor, lounge with bay window to front elevation and dining kitchen with window and door looking out and leading on to the rear garden. To the first floor there are two double bedrooms and a bathroom/w.c.

Call Rachael or Lisa to view 01246 232156



GROUND FLOOR ACCOMMODATION

Entrance Hall

With door to front elevation and stairs leading to first floor accommodation.

Lounge

13'6" x 11'3" (4.14m x 3.45m)

With bay window to front elevation, fire surround, laminate flooring and radiator.

Breakfast Kitchen

14'6" x 8'0" (4.42m x 2.45m)

Having a range of wall and base cupboard units with worksurfaces over and inset single drainer sink unit. Also having undercounter space and plumbing for washing machine, oven, fridge and freezer, extractor canopy, window and door to rear elevation, understairs storage cupboard and radiator.

FIRST FLOOR ACCOMMODATION

Landing

With window to side elevation and doors leading off to:

Bedroom One

12'1" x 11'3" (3.70m x 3.44m)

With window to front elevation, overstairs storage cupboard/wardrobe, radiator.

Bedroom Two

9'7" x 8'4" (2.93m x 2.55m)

With window to rear elevation and radiator.

Bathroom/WC

6'5" x 6'0" (1.97m x 1.84m)

With three piece suite comprising panelled bath, pedestal wash basin and low flush w.c.

Also having window to rear elevation and radiator.

Outside

The property has an enclosed garden to the front and a pathway leading to the rear where there is a further grassed area and large timber garden shed.

Tenure

The Property is understood to be freehold

Viewing Arrangements

For further information or to arrange a viewing, please contact the agents:

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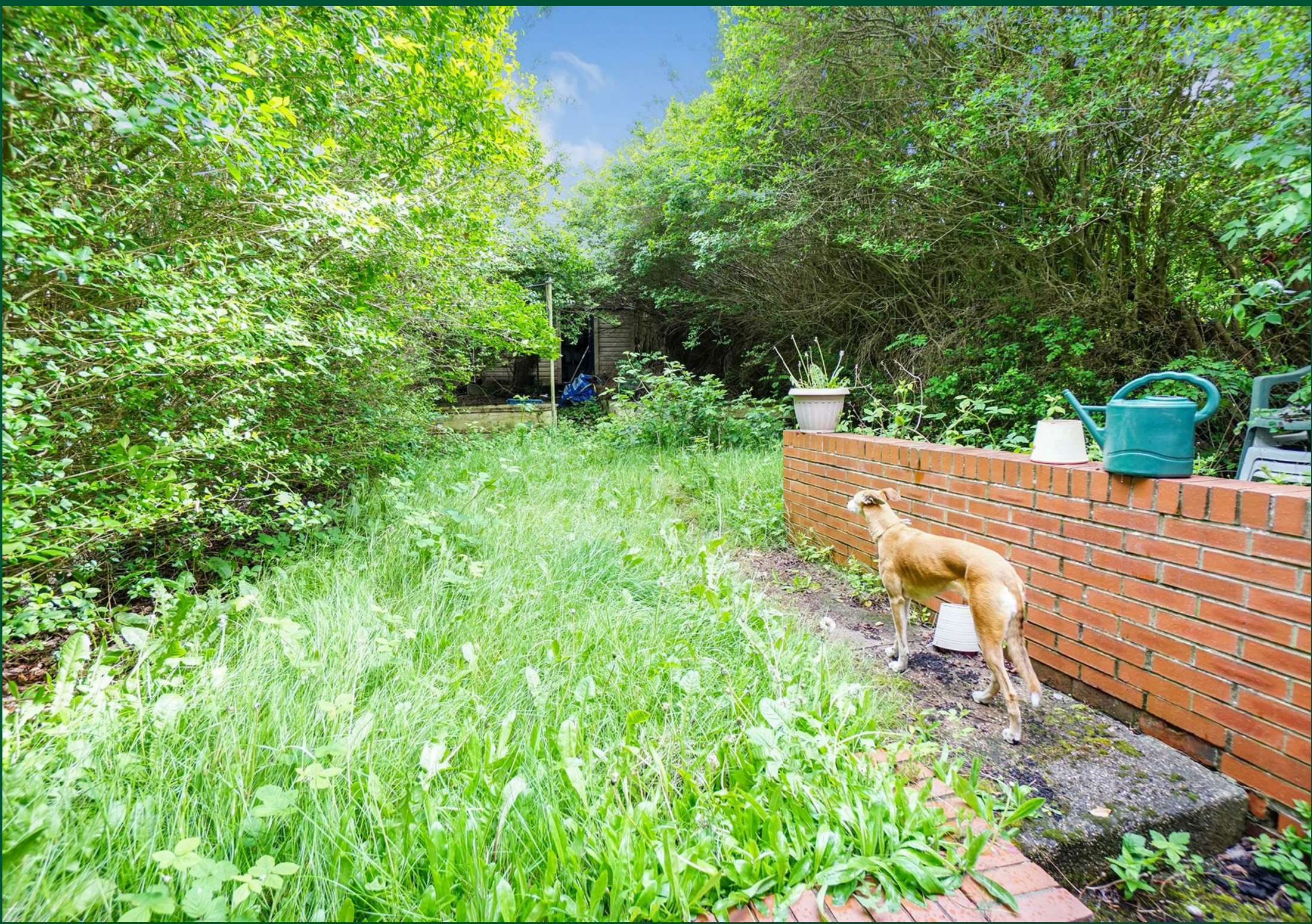
EPC Rating

To be confirmed

Council Tax Banding

Band A - Sheffield City Council







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



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