

## Marketing Preview



**36 Alport Place, Sheffield, S12 4RW**

**£160,000**

**Bedrooms 2, Bathrooms 1, Reception Rooms 1**



A fantastic opportunity to purchase this generous two-bedroom semi-detached home that is ready to move into. The property benefits from two good-sized double bedrooms, a large rear garden and a useful lean-to conservatory. Situated on a quiet road, it is also ideally placed for good road links to the M1. Perfect for first time buyers!

## SUMMARY

A fantastic opportunity to purchase this generous two-bedroom semi-detached home that is ready to move into. The property benefits from two good-sized double bedrooms, a large rear garden and a useful lean-to conservatory. Situated on a quiet road, it is also ideally placed for good road links to the M1. Perfect for first time buyers!

A side door opens into the hallway, where stairs rise to the first floor and there is a large understairs storage cupboard, along with a meter cupboard. The modern kitchen/diner benefits from two windows to the front and is open plan to the lounge. The lounge is a good size and provides access to a useful lean-to conservatory, which would make an ideal sunroom or provide valuable additional storage space.

Stairs rise to the first floor, where there are two good-sized double bedrooms, with one situated to the front and the other to the rear. There is also a modern shower room and a useful walk-in wardrobe, providing excellent additional storage.

The property benefits from gardens to both the front and rear. To the front, there is a lawned garden with hedging providing a boundary.

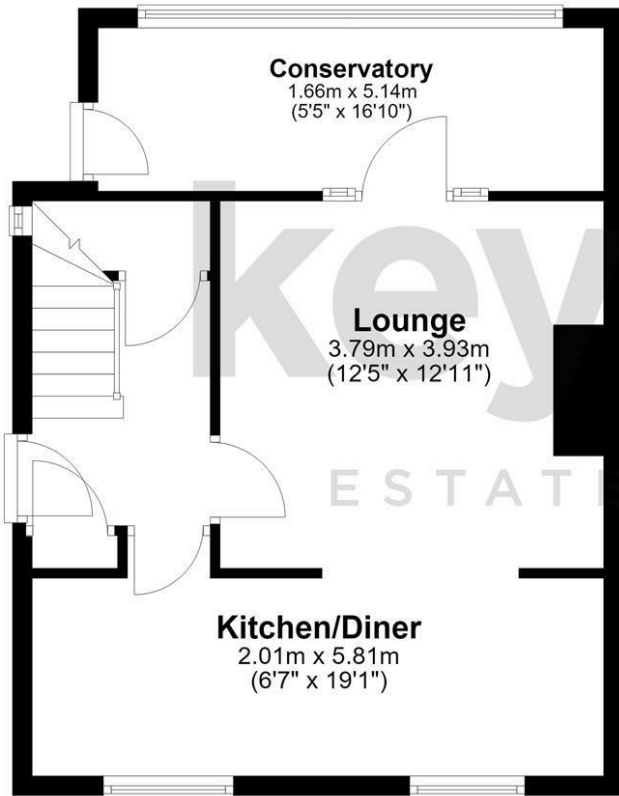
The rear garden is tiered and offers a combination of lawn and seating areas, making it ideal for outdoor entertaining and relaxing. There is also a useful brick-built outhouse, providing additional storage.

## PROPERTY DETAILS

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

FOR ALL MEASUREMENTS PLEASE SEE FLOORPLAN

## Ground Floor



## First Floor



### Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            | 70                                                                                                          | 77        |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</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  |           |

