87 STATION ROAD

SHEFFIELD, S26 6QP

£175,000

FREEHOLD

OFFERED FOR SALE WITH NO CHAIN

An excellent opportunity for a first-time buyer or investor.

Ideally situated close to a range of local amenities, including schools, shops, a train station, and excellent motorway links. The property occupies a good-sized plot and is conveniently located for both Rother Valley Country Park and Gulliver's Valley Resort, as well as a selection of local cafés.

Recently updated throughout, the home benefits from a newly fitted kitchen and modern bathroom, along with new carpets and flooring.

The accommodation comprises an entrance hall with useful storage, a contemporary fitted kitchen, and a bright dual-aspect lounge with windows to both the front and rear. Upstairs are three well-proportioned bedrooms and a stylish newly fitted bathroom featuring a shower cubicle, vanity wash hand basin, and low-flush WC.

Outside, the property enjoys lawned gardens to both the front and rear, providing excellent outdoor space.

Offering modern accommodation in a convenient location, this is a fantastic home ready to move straight into with the added benefit of no onward chain. IMAGES HAVE BEEN VIRTUALLY STAGED USING AI TO ILLUSTRATE ITS FULL POTENTIAL BOOK A VIEWING NOW - DO NOT MISS OUT

Kendra Jacob

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JBS Estates

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• PERFECT FAMILY HOME • Perfect For A First Time Buyer • Offered For Sale With NO CHAIN • Newly Fitted Kitchen And Bathroom • New Flooring Throughout • IMAGES HAVE BEEN VIRTUALLY STAGED USING AI TO ILLUSTRATE ITS FULL POTENTIAL • School Catchment • Perfect For Local Transport Including Train Links • Convenient For The Motorway Network • BOOK A VIEWING NOW - DO NOT MISS OUT

Entrance Hall

With front door leading into the spacious entrance hall with stairs rising to the first floor accommodation. Central heating radiator and useful understairs storage. Windows to the front and side elevations.

Lounge

Spacious lounge with window overlooking the front and rear elevations allowing in extra natural light. Adam style fireplace with marble effect inset and two central heating radiators.

Kitchen

With a newly fitted kitchen with base units and complimentary work surfaces overs. There is a stainless steel sink unit, electric oven and gas hob. There are windows to the side and rear elevations allowing in extra natural light. There is a door to the rear that opens onto the patio area.

Downstairs WC

With low flush WC and central heating radiator.

First Floor Landing

Stairs rise to the first floor landing having access to the loft space.

Bedroom One

With window overlooking the front elevation and central heating radiator.

Bedroom Two

With window overlooking the rear elevation, storage cupboard housing the central heating boiler and central heating radiator.

Bedroom Three

With window overlooking the rear elevation and central heating radiator.

Family Bathroom

Newly fitted bathroom with corner shower cubicle, vanity wash hand basin and low flush WC, Window overlooking the rear elevation and central heating radiator.

Outside

To the front is a lawned area of garden and path that leads from the front of the house to the rear garden. The rear garden is mainly laid to lawn. The garden must be viewed to see the size of both the front and back.

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ADDITIONAL INFORMATION

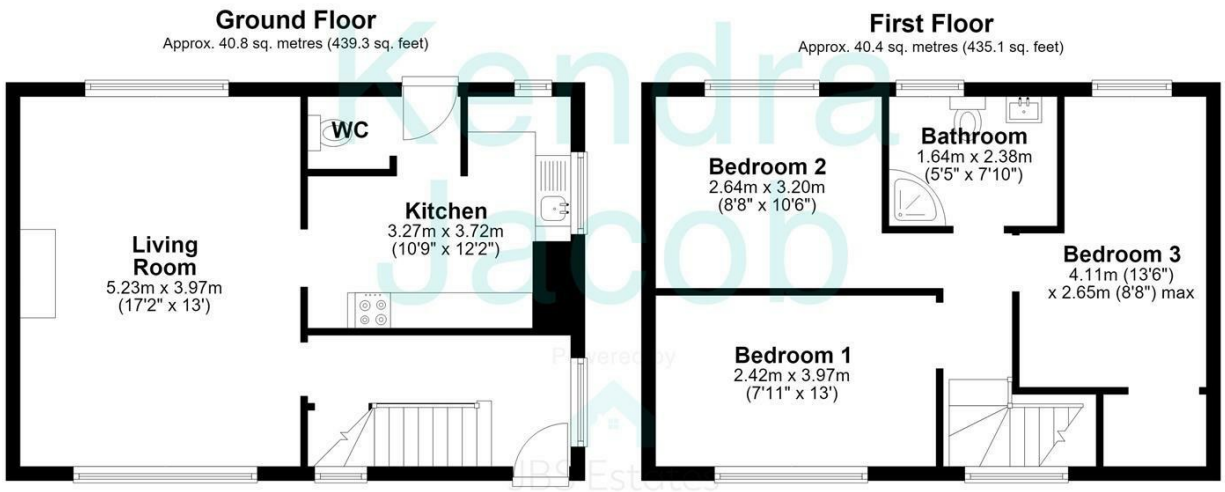
Local Authority – Rotherham Borough Council

Council Tax – Band A

Viewings – By Appointment Only

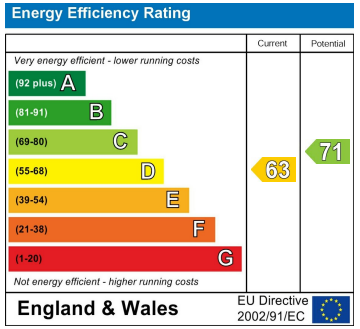
Floor Area – 874.40 sq ft

Tenure – Freehold



Total area: approx. 81.2 sq. metres (874.4 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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