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ESTATE AGENTS

Marketing Preview















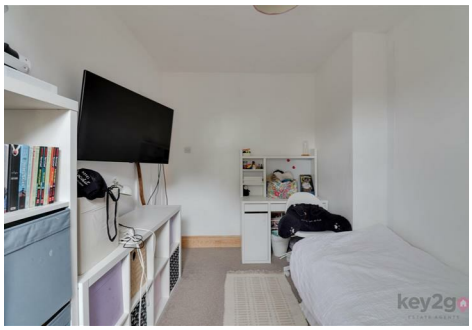
11 Moffatt Road, Sheffield, S2 3GP

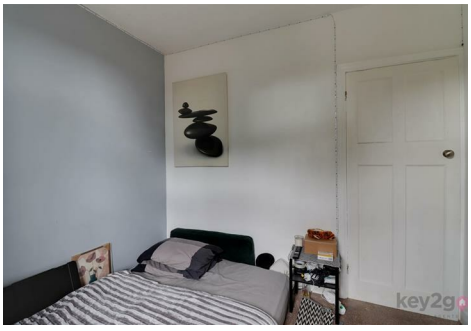
£260,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1

















** GUIDE PRICE £260,000 - £270,000 **A fantastic opportunity to purchase this three-bedroom semi-detached property, situated in a popular location. The property benefits from a larger-than-average rear garden and off-road parking. Conveniently located close to local amenities and offering excellent road links to the City Centre, this property would make an ideal purchase for first-time buyers or families alike.

SUMMARY

** GUIDE PRICE £260,000 - £270,000 **A fantastic opportunity to purchase this three-bedroom semi-detached property, situated in a popular location. The property benefits from a larger-than-average rear garden and off-road parking. Conveniently located close to local amenities and offering excellent road links to the City Centre, this property would make an ideal purchase for first-time buyers or families alike.

Entering into the hallway, stairs rise to the first floor, with a door leading to the lounge. The lounge features a log burner and a feature window to the front, along with a door leading to the kitchen. The kitchen is fitted with base units, an oven and hob, space for a full height fridge/freezer, space for a washing machine/tumbler dryer and a feature open fireplace, with a door providing access to the rear.

Stairs rise to the first-floor landing, with doors leading to three bedrooms and the bathroom. Bedroom one is a double bedroom with a window to the front, while bedrooms two and three are both double bedrooms with windows to the rear. The bathroom is fitted with a WC, wash basin and bath with an overhead shower.

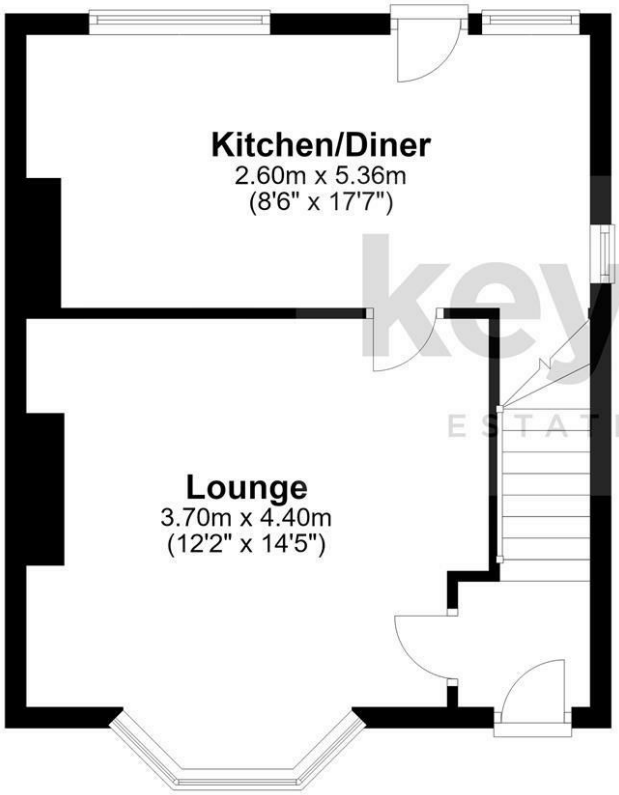
To the front is off-road parking, a lawned area with plants and a gate providing access to the rear garden. The larger-than-average rear garden is enclosed and features lawned areas, a patio area and a brick-built outhouse.

PROPERTY DETAILS

- LEASEHOLD, 113 YEARS REMAINING
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

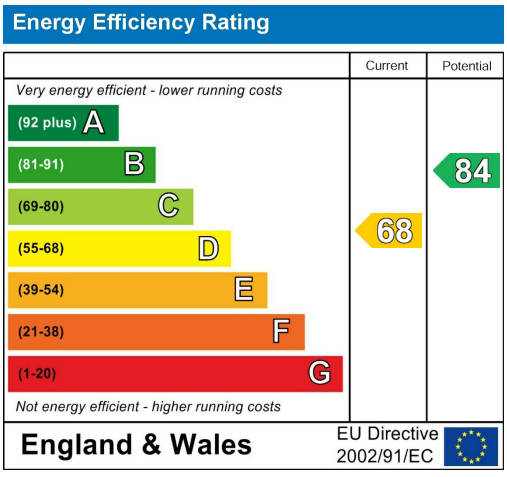
Ground Floor



First Floor



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