

## Marketing Preview



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

**£165,000**

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



A fantastic opportunity to purchase this two double bedroom semi-detached property, situated in a desirable residential area. Spacious and well presented throughout, the property benefits from a newly fitted kitchen, new carpets, a generous rear garden, and the convenience of a separate bathroom and W/C. Ideally located close to local amenities and excellent road links to the City Centre, this home is perfect for first-time buyers, families, or those looking to move straight in.

## SUMMARY

A fantastic opportunity to purchase this two double bedroom semi-detached property, situated in a desirable residential area. Spacious and well presented throughout, the property benefits from a newly fitted kitchen, new carpets, a generous rear garden, and the convenience of a separate bathroom and W/C. Ideally located close to local amenities and excellent road links to the City Centre, this home is perfect for first-time buyers, families, or those looking to move straight in.

Enter into the hallway with stairs rising to the first floor, a useful storage cupboard, and doors leading to the kitchen and lounge. The modern, newly fitted kitchen is equipped with a range of wall and base units, an oven, hob, and extractor fan. A door leads through to the dining room, which benefits from new carpets, a window overlooking the front, and double doors opening into the lounge. The lounge is bright and spacious, featuring new carpets, a window to the rear, and a fireplace.

Stairs rise to the first-floor landing with doors leading to the two bedrooms, bathroom, and separate W/C. Bedroom one is a double bedroom with fitted wardrobes and a window overlooking the front. Bedroom two is a double bedroom benefiting from fitted wardrobes, a useful storage cupboard, and a window to the rear. The bathroom is fitted with a bath with an electric shower over and a wash basin. The separate W/C comprises a toilet and a window.

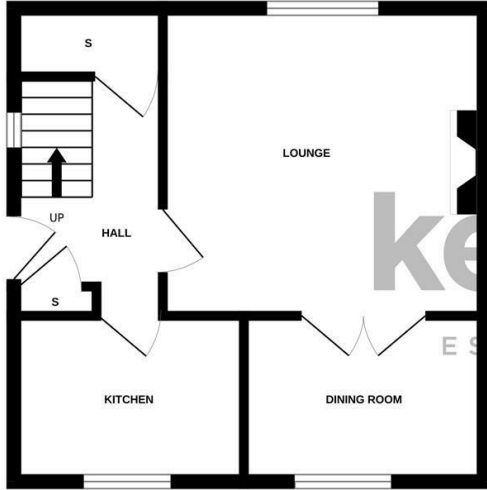
To the front of the property is a private and well-presented garden, featuring a lawn area, established shrubbery, and a pathway leading to the front door. To the rear is a generous-sized, private, and well-maintained garden with a lawn area, established shrubbery, and a useful outhouse.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC WINDOWS AND WOODEN DOOR
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

GROUND FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	

