key2go
ESTATE AGENTS

Marketing Preview















176 Reney Avenue, Sheffield, S8 7FR

£130,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1












CHAIN FREE! A unique opportunity to purchase this two double bedroom first-floor flat, tucked away in a quiet spot. The property offers allocated parking, spacious communal gardens, and is ready to move straight into. One of only four flats in the block, it is ideally located close to a wide range of amenities, with excellent road links to Sheffield, Chesterfield, and Crystal Peaks. Perfect for first-time buyers or investors!

SUMMARY

CHAIN FREE! A unique opportunity to purchase this two double bedroom first-floor flat, tucked away in a quiet spot. The property offers allocated parking, spacious communal gardens, and is ready to move straight into. One of only four flats in the block, it is ideally located close to a wide range of amenities, with excellent road links to Sheffield, Chesterfield, and Crystal Peaks. Perfect for first-time buyers or investors!

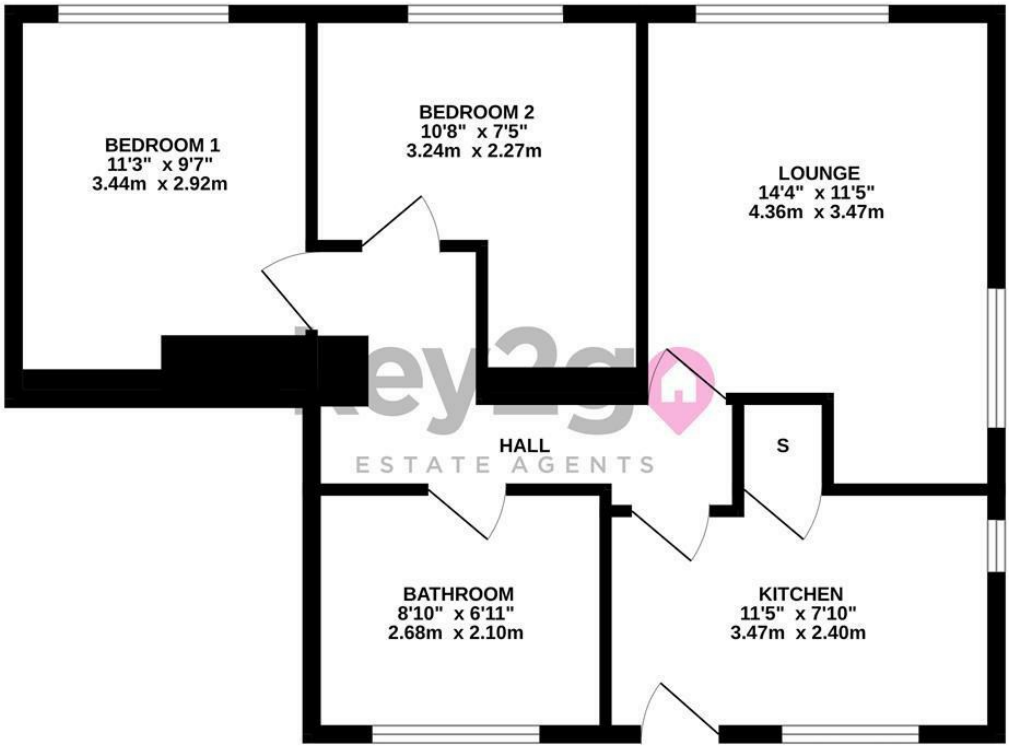
A spacious hallway with loft access leads to the bright lounge, which features two windows and space for a dining table. The kitchen includes freestanding appliances, a storage cupboard, an integrated oven and hob, and two windows. Further doors open to two double bedrooms and a bathroom fitted with a bath, pedestal sink, and close-coupled WC.

PROPERTY DETAILS

- LEASEHOLD, 95 YEARS REMAINING, £65PA GROUND RENT, £400PA FIXED SERVICE CHARGE - ADDITIONAL COSTS MAY VARY AT AROUND £500-£600PA
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

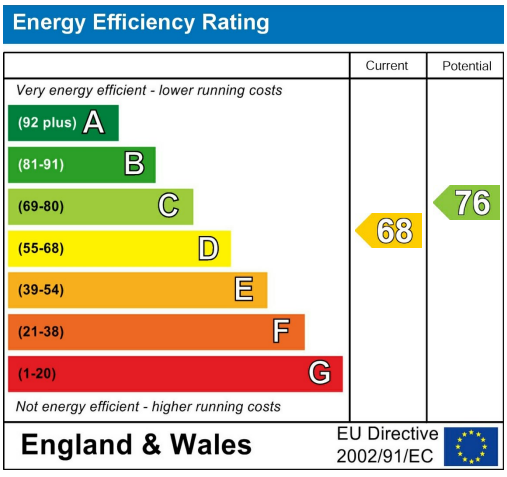
FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

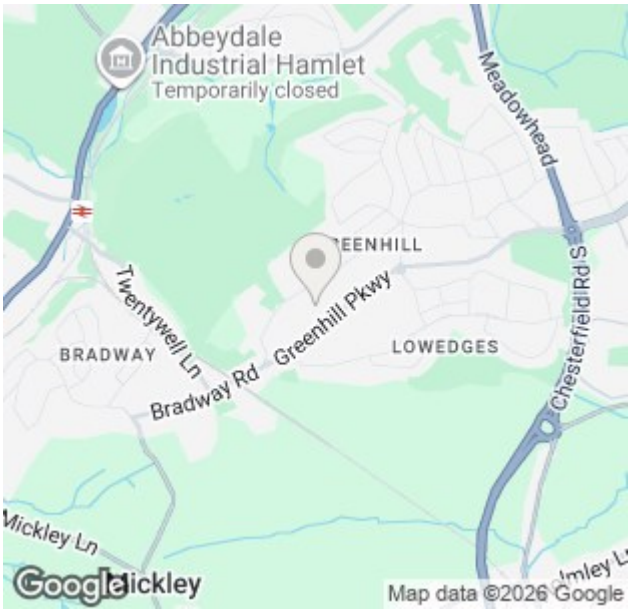
GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 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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