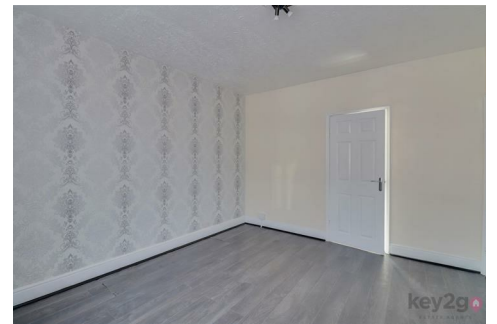


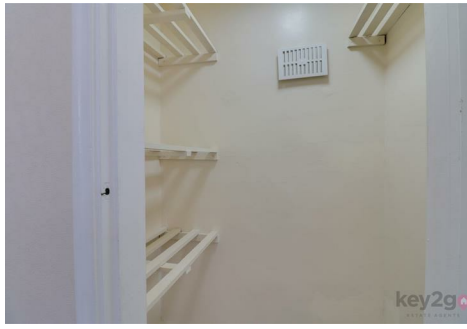
Marketing Preview



622 Arbourthorne Road, Sheffield, S2 2AT

£145,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



Perfect for a first-time buyer or small family, this home is ready to move into and benefits from a modern kitchen/diner, wet room, landscaped rear garden, and off-road parking for one car. Situated on a main bus route with ideal road links to Sheffield City Centre.

SUMMARY

Perfect for a first-time buyer or small family, this home is ready to move into and benefits from a modern kitchen/diner, wet room, landscaped rear garden, and off-road parking for one car. Situated on a main bus route with ideal road links to Sheffield City Centre.

A uPVC door opens into a useful hallway with stairs rising to the first floor and a door leading to the lounge. The bright reception room features wood flooring, a useful under-stairs storage cupboard, and access to the kitchen, which is fitted with a modern high-gloss kitchen. The kitchen also benefits from new flooring, two windows, and a door leading to the rear garden.

Upstairs, there is a generous double bedroom to the front of the property, which benefits from a good-sized over-stairs storage cupboard, and a second double bedroom to the rear. The shower room features neutral décor.

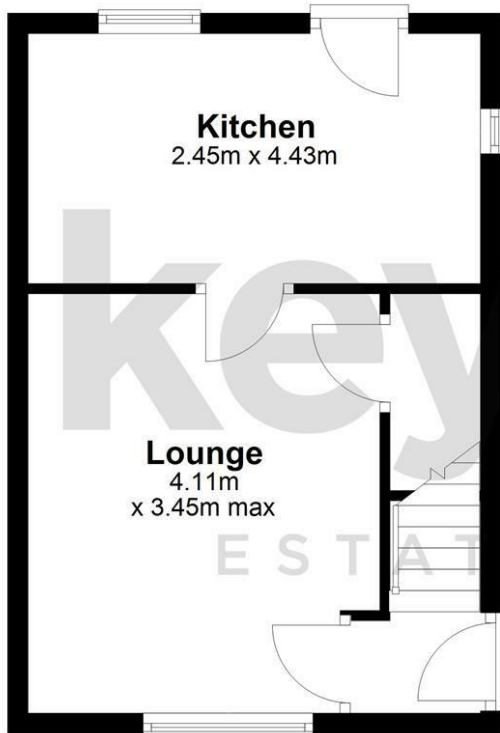
To the front is off-road parking for one car. To the rear is a generous-sized enclosed landscaped garden, beautifully presented with a large patio area, lawns, garden shed, fencing, and low-maintenance design.

PROPERTY DETAILS

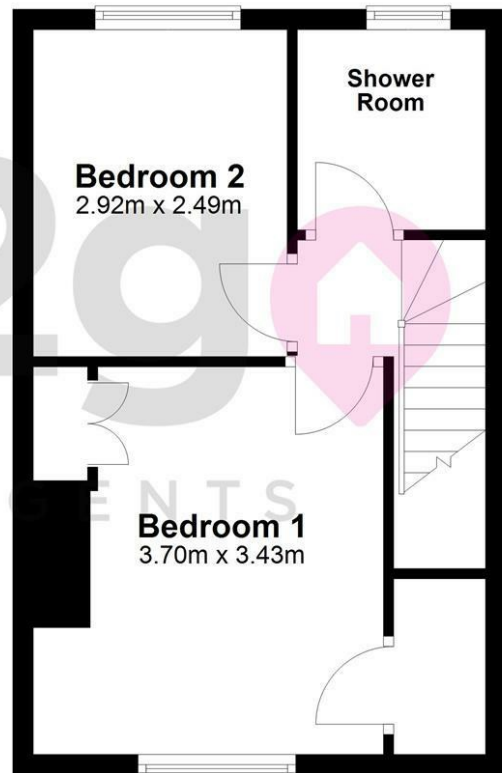
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Total area: approx. 59.9 sq. metres

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

