



## Bellhouse Road, Firth Park, S5

£1,100 Per Month

- NEWLY RENOVATED
- TWO RECEPTION ROOMS AND OFF SHOT KITCHEN
- BRAND NEW KITCHEN, BATHROOMS, CARPETS THROUGHOUT
- CLOSE TO SHOPS, SCHOOLS, AND FIRTH PARK
- BOND - £1269
- THREE SPACIOUS DOUBLE BEDROOMS
- FAMILY BATHROOM AND EN-SUITE SHOWER ROOM
- GOOD SIZED ENCLOSED GARDEN
- RENT - £1100PCM
- COUNCIL TAX BAND A - £1,670.22



# Bellhouse Road, Firth Park, S5

This well-presented terraced house on Bellhouse Road, Firth Park, has been newly renovated to a high standard throughout. The property benefits from new carpets, freshly painted walls, a brand-new modern kitchen and bathroom, and a redesigned layout that maximises the available space. Ideally located close to local shops, schools and the popular Firth Park, the property offers modern living in a convenient location.

The accommodation briefly comprises an entrance lobby leading into a spacious lounge with bay window, separate dining room with access to the cellar, and a modern fitted kitchen. To the first floor, there are two generous double bedrooms and a family bathroom. A further staircase leads to the attic bedroom, which benefits from its own en-suite shower room.

Externally, the property has a rear garden with an outhouse, enclosed by newly installed fencing.



Council Tax Band: A



## **ENTRANCE**

Having a shared passageway between two properties, providing access to a side entrance door;

## **INNER LOBBY**

With; Doors to the lounge and dining room; Stairs rising to the first floor; Laminate flooring, ceiling light point

## **LOUNGE**

Having; Double glazed bay window; Laminate flooring; freshly painted walls, central heating radiator, high ceilings, ceiling light point within ceiling rose;

## **DINING ROOM**

Comprising of; Laminate flooring, freshly painted walls, central heating radiator. uPVC double glazed window to the rear elevation; Cellar door access; Step down to kitchen; ceiling light point

## **CELLAR**

## **KITCHEN**

The brand new modern off shot kitchen has; Wall, base and drawer units; Black sleek sink and drainer, with mixer tap; integrated single oven, 4 ring induction hob with fitted extractor hood above; Space and plumbing for a washing machine; wood effect worktop with tiled splashback, laminate flooring, central heating radiator, ceiling light point, obscure double glazed window to the rear elevation, door to rear garden;

## **STAIRS RISING TO THE FIRST FLOOR**

carpet flooring, painted wooden handrail and bannister, solid doors to first floor bedrooms, bathroom and attic bedroom, freshly painted walls, central heating radiator, ceiling light point

## **BEDROOM ONE**

Spacious double bedroom with brand new carpet flooring, freshly painted walls, front facing double glazed window, central heating radiator, ceiling light point, solid door to built in storage cupboard

## **BEDROOM TWO**

Another spacious double bedroom with brand new carpet flooring, freshly painted walls, double glazed window to the rear elevation, central heating radiator, ceiling light point,

## **FAMILY BATHROOM**

A brand new modern bathroom consisting of; panelled with over head shower and hand held shower attachment, Wash basin vanity unit and WC; Fully tiled walls and floors, Heated towel rail, Ceiling spotlight; extractor fan, Obscure double glazed window to the front elevation

## **STAIRCASE TO ATTIC BEDROOM**

Accessed via solid door, Carpet stairs, wooden painted bannister and handrail

## **ATTIC BEDROOM**

Another double bedroom with en-suite shower room, Brand new carpet flooring, Freshly painted walls, Central heating radiator, solid door to en-suite shower room, Velux window; Ceiling light point; Wooden balustrades;

## **EN-SUITE**

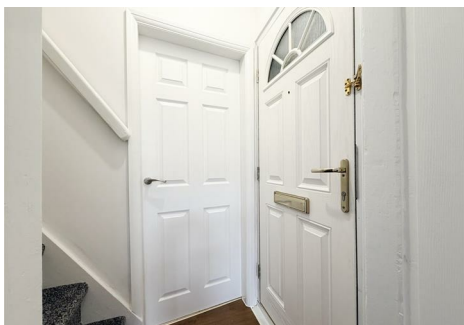
A brand new modern shower room consisting of; shower with glass screen door and hand held shower attachment, Wash basin and WC; Fully tiled walls and floors, Heated towel rail, Ceiling spotlight; extractor fan,

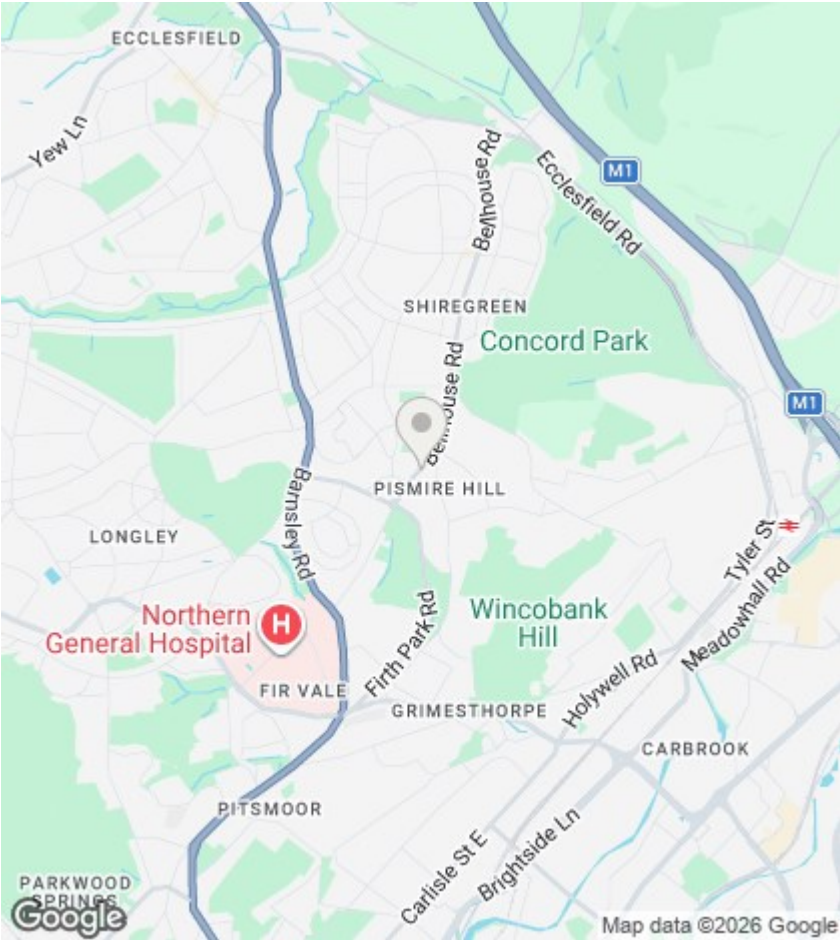
## **OUTSIDE**

Having a well proportioned garden to the rear with large laid lawn and new fence, with a brick built outhouse; Small front garden area; Shared entrance passageway;









Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

EPC Rating:

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