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ESTATE AGENTS

Marketing Preview















61 Rufford Rise, Sothall, Sheffield, S20 2DW

£175,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1











A well-presented two-bedroom semi-detached home, ideally situated within a quiet cul-de-sac in a popular residential area. The property features a modern kitchen, a generously sized lounge, an enclosed rear garden and off-road parking. Conveniently located close to a range of local amenities, with excellent road links providing easy access to Sheffield. This would make an ideal first-time buyer home.

SUMMARY

A well-presented two-bedroom semi-detached home, ideally situated within a quiet cul-de-sac in a popular residential area. The property features a modern kitchen, a generously sized lounge, an enclosed rear garden and off-road parking. Conveniently located close to a range of local amenities, with excellent road links providing easy access to Sheffield. This would make an ideal first-time buyer home.

The property is entered via a porch, which leads through to the inner hallway. The hallway has stairs rising to the first floor, an open-plan entrance to the kitchen and a door leading into the lounge. The modern kitchen is fitted with a range of wall and base units, together with an integrated dishwasher, oven, hob and extractor. There is also space and provision for a washing machine, along with a full-height fridge/freezer. The generously sized lounge features an electric fire and patio doors providing direct access to the rear garden.

Stairs rise to the first floor, where there are doors leading to two bedrooms and the family bathroom. Bedroom one is a well-proportioned double room with a window overlooking the rear, along with fitted wardrobes featuring sliding doors. Bedroom two is a single room with a front-facing window and two useful storage cupboards. The modern bathroom is fitted with a vanity unit incorporating a wash basin and WC, together with a P-shaped bath and overhead shower.

The front of the property provides off-road parking.

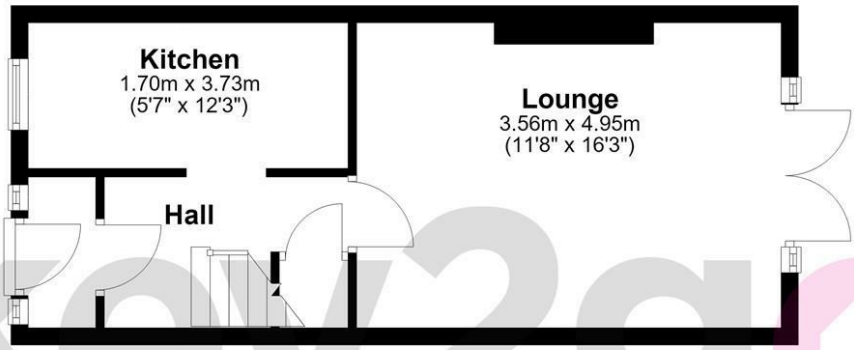
To the rear is an enclosed garden featuring a patio area and lawn, with fencing surrounding the garden. A gate provides access to a further pebbled area, offering additional outdoor space.

PROPERTY DETAILS

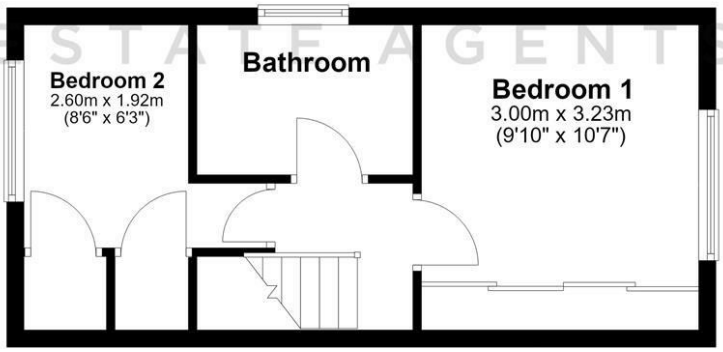
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

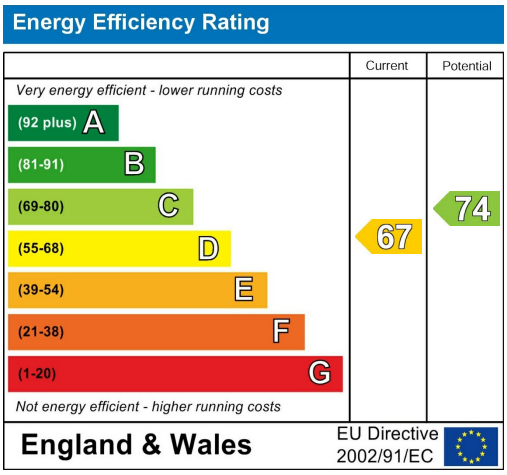
FOR MEASUREMENTS PLEASE SEE FLOORPLAN

Ground Floor



First Floor







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