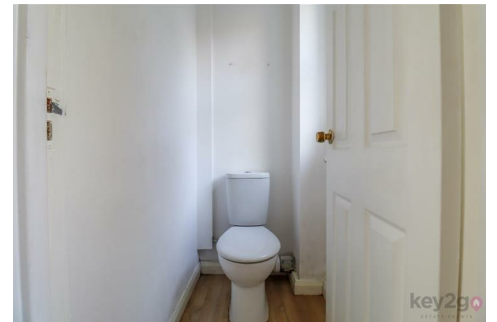




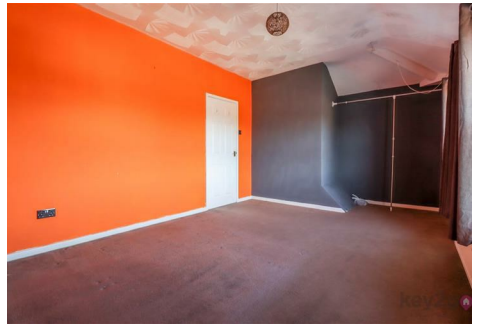
## Marketing Preview



**3 Queen Mary Road, Sheffield, S2 1HP**

**£140,000**

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



A unique opportunity to purchase this chain-free, two double bedroom semi-detached home, located in a popular area. The property benefits from off-road parking and an enclosed garden, making it ideal for first-time buyers. Well positioned with excellent road links to the Parkway and Sheffield city centre, this home offers both convenience and potential.

## SUMMARY

A unique opportunity to purchase this chain-free, two double bedroom semi-detached home, located in a popular area. The property benefits from off-road parking and an enclosed garden, making it ideal for first-time buyers. Well positioned with excellent road links to the Parkway and Sheffield city centre, this home offers both convenience and potential.

A side door opens into the hallway, where stairs rise to the first floor and a door leads into the lounge. The lounge is bright and spacious, with two windows overlooking the front. A further door provides access to the spacious kitchen/diner. The side lobby offers access to the side of the property, a useful storage area, and a downstairs WC.

Stairs rise to the first floor, where a storage cupboard houses the boiler. From the landing, there is access to two large double bedrooms and the bathroom.

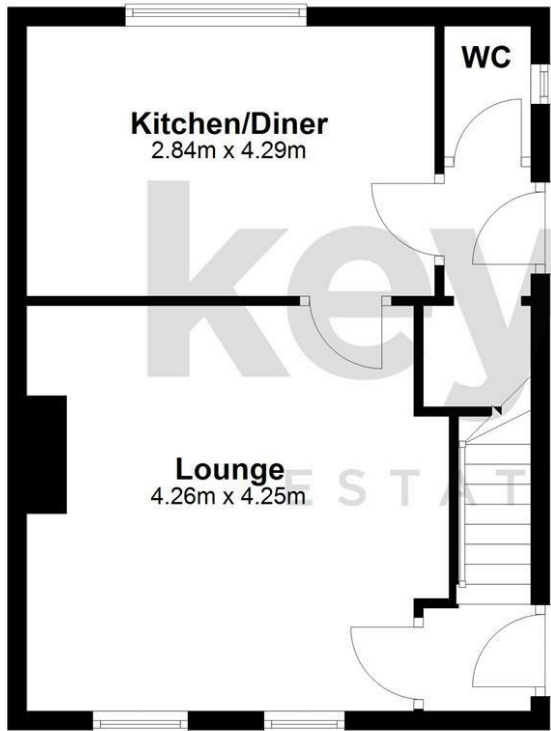
To the side of the property is a driveway providing off-road parking for two cars. The front features a low-rise wall to the boundary, while to the rear there is a patio area and a raised lawn.

## PROPERTY DETAILS

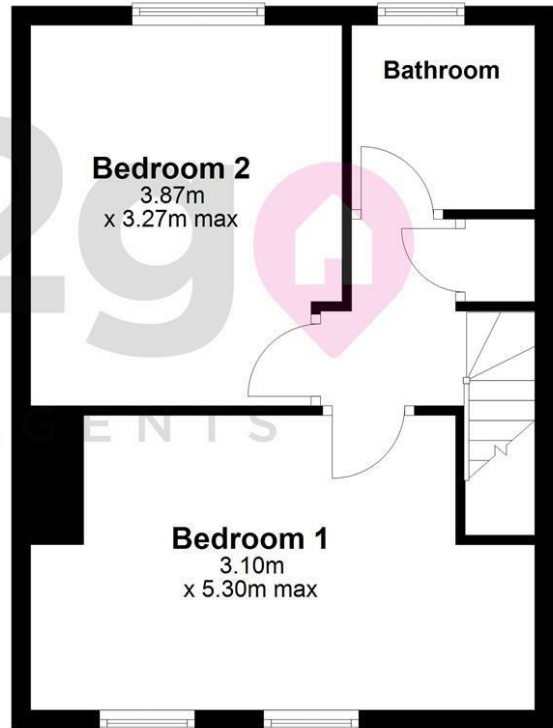
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

