



50 TRUSDALE AVENUE SHEFFIELD, S25 2DA

£325,000
FREEHOLD

GUIDE PRICE £325,000 - £350,000

This property is perfect for a family and has high specification throughout. Having owned Solar Panels, internal sensors and three outdoor security cameras. The brick built garage has electric door and power and light connected. There are 'Hilarys shutters' to every window with the exception of the bathrooms and en suite. The property has triple glazing and zonal heating controls for the first floor and ground floor accommodation. The property briefly comprises of entrance hall, downstairs cloakroom, lounge, utility room and superb dining kitchen with integrated appliances. To the first floor are four good sized bedrooms, the master bedroom having en suite facilities and separate family bathroom. To the front of the property are decorative railings and a gate which leads to the front door. A driveway to the side leads to the brick built garage with electric door. BOOK A VIEWING NOW - DO NOT MISS OUT

**Kendra
Jacob**

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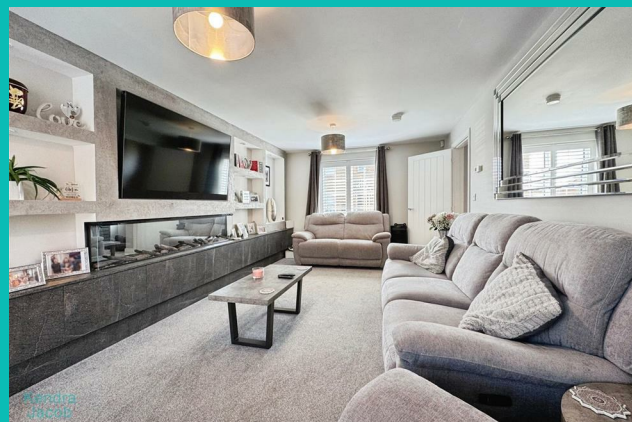
JBS Estates

50 TRUSDALE AVENUE

• Guide Price £325,000 - £350,000 • Perfect Family

Home • Popular Residential Area Close To Local

Amenities • Convenient For The Motorway Network • School Catchment • Master Bedroom With En Suite • Brick Built Garage And Off Road Parking • Owned Solar Panels And Integrated Fire Alarm And Three Security Cameras • 'Hilary's Shutters' To All Windows With The Exception Of The Bathrooms • BOOK A VIEWING NOW - DO NOT MISS OUT



Entrance Hall

With composite door leading into the spacious entrance hall. Stairs rise to the first floor accommodation. There are two storage cupboards, one has the BT box, fuse box and solar panel meter. Tiled flooring.

Downstairs Cloakroom

With wash hand basin, low flush WC, central heating radiator, tiled flooring and central heating radiator.

Lounge

Good sized beautiful lounge with media wall having electric fire with remote control. Patio doors opening onto the rear garden and window overlooking the front. Two central heating radiators.

Utility Room

With light grey wall and base units with complimentary work surfaces. Included in the sale is an integrated washing machine. The boiler is located in the utility hidden away by a wall unit. Tiled flooring and door which leads onto the rear garden. Central heating radiator.

Kitchen

A superb dining kitchen with a comprehensive range of light grey 'shaker style' wall and base units with complimentary work surfaces over. There are integrated appliances to include double oven, dish washer, fridge freezer and 5 ring gas hob with extractor above. There is a one and a half bowl sink unit with mixer tap. There are windows overlooking the front and rear elevations. Tiled flooring. Two central heating radiators.

First Floor Landing

Stairs rise to the first floor accommodation. Useful storage cupboards and central heating radiator. Access to the loft which isn't boarded out.

Master Bedroom

With mirrored sliding door wardrobes, central heating radiator and window overlooking the rear. A door leads into the en suite facilities.

En Suite

With large shower cubicle with Rain shower, wash hand basin and low flush WC. Partially tiled. Window overlooking the rear and central heating radiator.

Bedroom Two

With window overlooking the rear and central heating radiator.

Bedroom Three

With built in wardrobes, window overlooking the front and central heating radiator.

Bedroom Four

With built in wardrobes, window overlooking the front and central heating radiator.

Family Bathroom

With panelled bath with shower over, pedestal wash hand basin and low flush WC. Window overlooking the front, partly tiled and central heating radiator.

Outside

To the front of the property are decorative railings and gate which gives access to the front door. To the side of the

property is a driveway providing off road parking and leads to the brick built garage with electric door and having power and light connected. To the rear is fully enclosed with lawned garden and patio area perfect for entertaining.

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ADDITIONAL INFORMATION

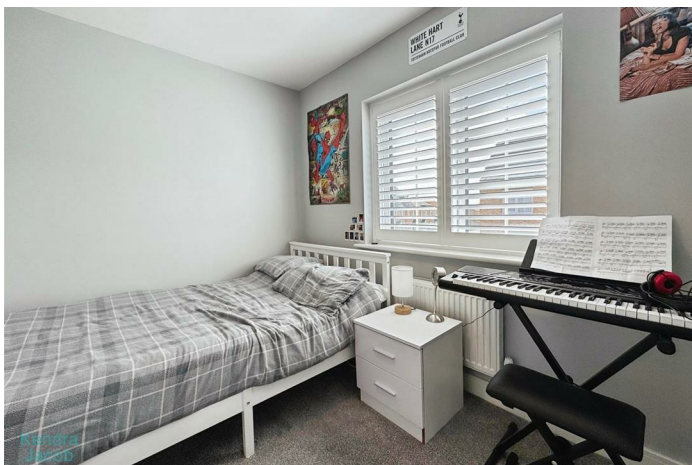
Local Authority – Rotherham Borough Council

Council Tax – Band D

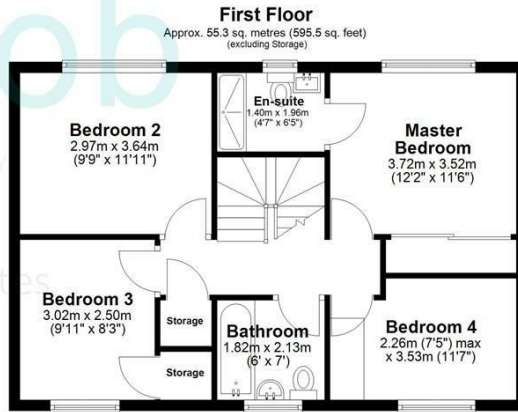
Viewings – By Appointment Only

Floor Area – 1367.40 sq ft

Tenure – Freehold



Ground Floor
Approx. 71.7 sq. metres (771.9 sq. feet)



Total area: approx. 127.0 sq. metres (1367.4 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	91	91
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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