



33 Colley Avenue

Sheffield

- Two Bedroom Semi-Detached House
- Kitchen / Diner with Integral Appliances
- Combi Boiler Heating System
- Shower Room & Downstairs WC
- Rear Lawn Garden, Patio, Greenhouse & Shed
- Within Easy Reach of City Centre & Northern General Hospital
- Ample On Street Parking
- FREEHOLD | Council Tax Band A | EPC: D



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Guide Price: £130,000 to £140,000. An excellent opportunity to acquire this TWO Bedroom semi-detached home, ideally located close to local amenities, reputable schools, Sheffield City Centre, and the Northern General Hospital, making this a perfect purchase for FIRST TIME BUYERS, INVESTORS or those looking to add their OWN STAMP.

Offering spacious accommodation throughout, the property comprises an entrance porch, Hallway, Downstairs WC, comfortable Lounge, Kitchen/ Diner, rear Porch, two well-sized Bedrooms both with wardrobes and a family Bathroom featuring corner shower cubicle.

Outside, there is an enclosed rear garden with lawn, patio seating area, and shed, together with ample on-street parking.

While the property would benefit from some updating and modernisation, it has been well cared for over the years and offers fantastic potential for buyers looking to create their ideal home. Early viewing is highly recommended to fully appreciate the accommodation and opportunity on offer.

Call us today on 01709 515740 to arrange your viewing.



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GROUND FLOOR
APPROX. FLOOR
AREA 455 SQ. FT.
(42.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 390 SQ. FT.
(36.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 845 SQ. FT. (78.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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