

Marketing Preview



119 Ridgehill Avenue, Sheffield, S12 2GN

£218,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



A fantastic opportunity to purchase this beautifully presented three-bedroom semi-detached property, situated in a popular residential area. Offering spacious open-plan living with a bright lounge/diner, a modern fitted kitchen, and a contemporary bathroom with a separate shower cubicle, this home is ready to move straight into. Further benefits include off-road parking, a garage, and an enclosed rear garden. Ideally located close to local amenities and excellent road links to Sheffield City Centre, this property would make the perfect first-time buyer or family home.

SUMMARY

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Enter into the welcoming hallway with stairs rising to the first floor and doors leading to the kitchen and lounge/diner. The lounge/diner is bright and spacious, featuring an attractive feature wall, a bay window to the front, and patio doors opening onto the rear garden, creating a wonderful space for both relaxing and entertaining. A useful opening through to the kitchen enhances the open-plan feel. The modern kitchen is fitted with a range of wall and base units and benefits from an integrated dishwasher, space for a full-height fridge/freezer, and a freestanding cooker. A bi-fold door opens to a useful understairs storage cupboard, while a further door provides access to the side of the property.

Stairs rise to the first-floor landing, which provides access to the three bedrooms, family bathroom, and a useful storage cupboard. Bedroom one is a generous double bedroom with a window overlooking the front of the property. Bedroom two is another spacious double bedroom with a window to the rear. Bedroom three is a well-proportioned single bedroom with a front-facing window. Completing the accommodation is the generously sized family bathroom, fitted with a bath, separate shower cubicle, vanity unit with a wash basin, and a WC.

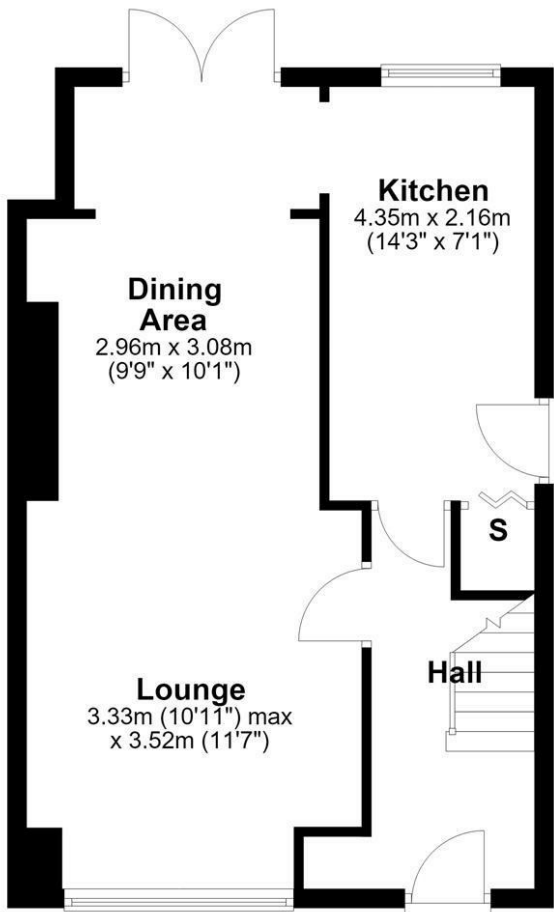
To the front of the property is a driveway providing off-road parking, along with a gate giving access to the rear garden. The rear garden is beautifully presented, fully enclosed, and designed for low-maintenance living. It features a patio seating area, an artificial lawn, and is enclosed by fencing, creating a private outdoor space ideal for relaxing or entertaining. The garden also benefits from access to the garage and additional off-road parking.

PROPERTY DETAILS

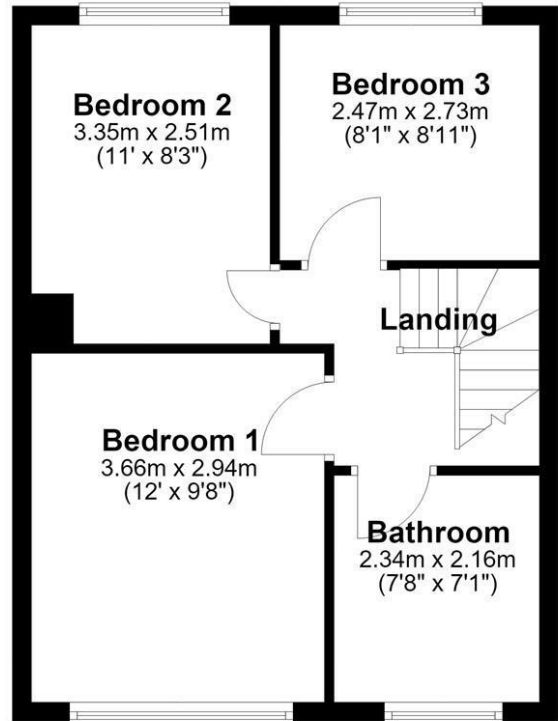
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- COMBI BOILER
- GAS CENTRAL HEATING
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

