

Marketing Preview



124 Fleury Road, Sheffield, S14 1QY

£125,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



A unique opportunity to purchase this three-bedroom townhouse, arranged over three floors. The property offers a modern bathroom, a balcony, and an enclosed garden. Ideally located close to local amenities, public transport links, and road links to the city centre. This property would make an ideal home for first-time buyers or families alike.

SUMMARY

A unique opportunity to purchase this three-bedroom townhouse, arranged over three floors. The property offers a modern bathroom, a balcony, and an enclosed garden. Ideally located close to local amenities, public transport links, and road links to the city centre. This property would make an ideal home for first-time buyers or families alike.

The property is entered via a porch, which provides access to a larger-than-average storage cupboard and the inner hallway. The inner hallway has a door leading to the kitchen/diner and stairs rising to the first floor. The kitchen/diner is fitted with a range of wall and base units, with space for a full-height fridge/freezer and washing machine, along with a useful storage cupboard.

Stairs rise to a generously sized lounge, which benefits from two windows, a door leading onto the balcony, and a further door providing access to the landing. The landing has stairs rising to the second floor and provides access to bedroom three and the bathroom. Bedroom three is a generously sized single bedroom with a window. The bathroom is fitted with a bath, WC, and wash basin.

Stairs rise to the second-floor landing, which provides access to bedrooms one and two. Bedroom one is a generously sized double bedroom with a window. Bedroom two is also a generously sized double bedroom with a window.

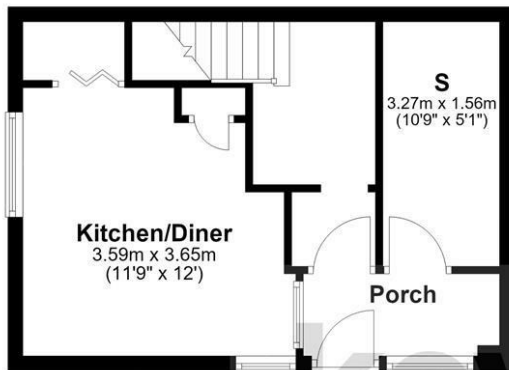
The rear garden features a patio area, an astroturf lawn, and steps leading up to a raised decking area. There is also a useful wooden bin store, with the garden fully enclosed by fencing.

PROPERTY DETAILS

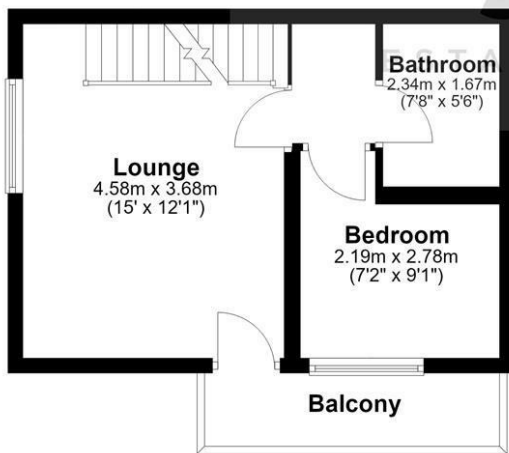
- FREEHOLD
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR MEASUREMENTS PLEASE SEE FLOORPLAN

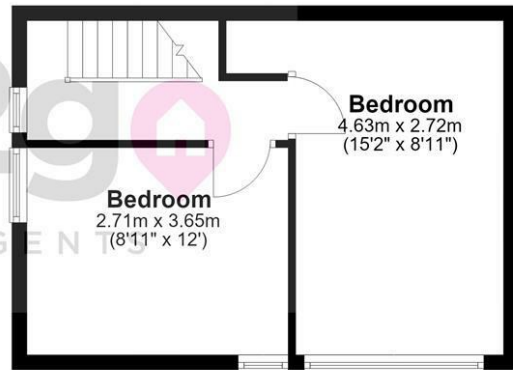
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

