



## 51 Jenkin Avenue

, Sheffield, S9 1AN

**Guide price £140,000**



# 51 Jenkin Avenue

, Sheffield, S9 1AN

**Guide price £140,000**



Nestled on Jenkin Avenue in the vibrant city of Sheffield, this charming semi-detached house presents an excellent opportunity for those seeking a project to make their own. Built in 1965, the property boasts three well-proportioned bedrooms and a spacious reception room that features a dual aspect lounge diner, allowing for an abundance of natural light and lovely views of the surrounding area.

The house is set within a generous plot, offering both front and rear gardens that provide a delightful outdoor space for relaxation or gardening enthusiasts. The property is being sold with no chain, making for a straightforward purchase process.

For those who commute, this location is particularly advantageous, with easy access to the motorway and a nearby train station, ensuring that travel to other parts of the region is both convenient and efficient. Additionally, the popular Meadowhall shopping centre is just a short distance away, providing a wide range of shopping and dining options.

This property is ideal for anyone looking to invest in a home that they can personalise to their taste while enjoying the benefits of a great location. With its potential and appealing features, this house on Jenkin Avenue is not to be missed.

## Lounge/Dining Room

24'3" max x 10'4" (7.39m max x 3.16m)

This spacious lounge and dining room stretches generously with a maximum length of 7.39 metres and width of 3.16 metres. The room features a bay window that fills the space with natural light, complemented by a central fireplace set against a distinctive wooden panelled wall. Neutral walls and a patterned carpet create a cosy and inviting atmosphere, perfect for both relaxation and entertaining. The room flows naturally into the adjoining hallway, offering a versatile living space.

## Kitchen

8'3" x 6'1" (2.52m x 1.85m)

The kitchen is compact yet practical, fitted with light wooden cabinetry and dark countertops that provide workspace and storage. A washing machine is cleverly integrated beneath the work surface, alongside an oven and a freestanding fridge. The ceiling is finished with natural wood panelling, adding warmth to the space, which benefits from a window above the sink and a door leading outside.

## Hallway

The hallway welcomes you into the home with wood-paneled walls and a soft carpet underfoot. It leads directly to the lounge/dining room and kitchen, with stairs rising to the first floor. This space offers practical storage and creates a warm transition from the front door to the rest of the house.

## Landing

The first floor landing connects the three bedrooms and bathroom, with natural light coming from a window along the carpeted staircase. This space has a simple, fresh décor providing a bright and airy feel.

## Bedroom 1

14'5" into bay x 9'10" (4.40m x 3.00m)

The main bedroom is a generous double room, measuring 4.40 metres into the bay by 3.00 metres. It features a bay window that fills the space

with natural light, while extensive built-in wooden wardrobes line one wall, providing ample storage. The neutral décor creates a restful atmosphere for relaxing.

## Bedroom 2

11'11" x 9'10" (3.60m x 3.00m)

Bedroom two is a comfortable double room measuring 3.60 metres by 3.00 metres. It benefits from a window offering views across the rear garden and beyond, filling the room with natural light. The built-in wardrobes along one wall provide valuable storage space, keeping the room tidy and uncluttered.

## Bedroom 3

7'2" x 6'3" (2.18m x 1.90m)

This bedroom is a smaller single room measuring 2.18 metres by 1.90 metres, ideal for use as a nursery, home office or guest room. Its window overlooks the front of the property and the room is finished with neutral décor.

## Bathroom

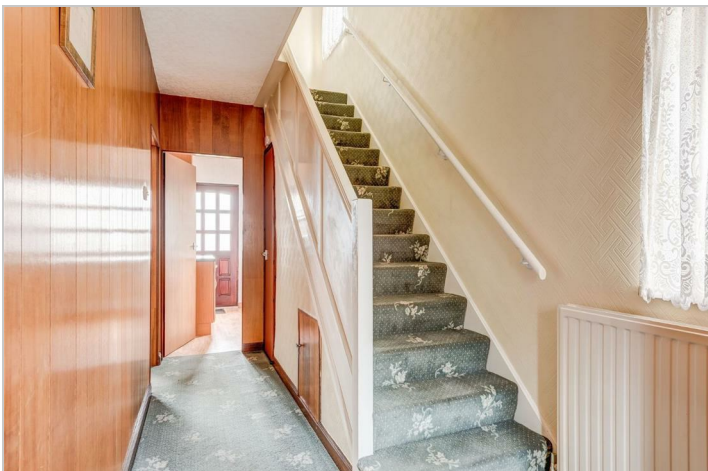
The bathroom includes a bath with an overhead shower, a matching basin and toilet. The walls are fully tiled in white, and a frosted window fills the room with natural light while ensuring privacy.

## Rear Garden

The rear garden offers a generous lawn bordered by stone walls and fencing, with a paved patio area ideal for outdoor seating. The garden extends down in a tiered layout with a further patio and greenhouse, making it perfect for gardening enthusiasts. The elevated position provides pleasant views over the neighbourhood, especially at sunset.

## Under house storage/workshop

Door from the rear garden to the under house storage and workshop area.



## Road Map



## Hybrid Map



## Terrain Map



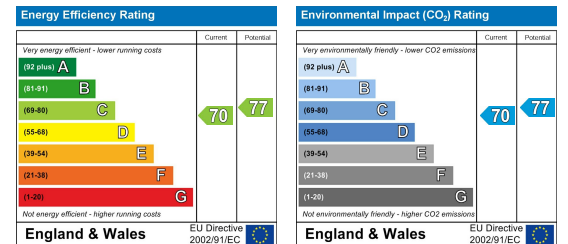
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Ltd Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.