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HERE TO GET *you* THERE



Southey Avenue

Sheffield, S5 7NH

Guide Price £140,000 - £150,000

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- 2 BED END TERRACE
- SPACIOUS DIMENSIONS THROUGHOUT
- READY TO JUST MOVE STRAIGHT IN
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX A
- NO UPWARD CHAIN
- DRIVEWAY
- MODERN KITCHEN
- GOOD COMMUTER LOCATION

Southey Avenue

Sheffield, S5 7NH

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GUIDE PRICE £140,000 - £150,000 NO UPWARD CHAIN! Nestled on Southey Avenue in Sheffield, this charming two-bedroom end terrace house presents an excellent opportunity for first-time buyers. The property is well-maintained and conveniently located, ensuring easy access to local amenities and transport links, which simplifies daily life and commuting.

Upon entering, you are greeted by a welcoming entrance that leads into a spacious living room, perfect for relaxation and entertaining. The kitchen is functional and well-appointed, while a downstairs WC adds to the convenience of the layout. The first floor comprises a generous master bedroom, a second bedroom, and a well-equipped bathroom, providing ample space for comfortable living.

One of the standout features of this property is the off-road parking, with a block-paved driveway accommodating one vehicle. The front garden is beautifully presented with a lawn and established borders, enhancing the property's curb appeal. The rear garden, primarily laid to lawn, offers a versatile outdoor space complete with a shed and an outside tap, ideal for gardening, entertaining, or simply unwinding in the fresh air.

Offered with no upward chain, this home is ready for you to move in and make it your own. The S5 location is particularly advantageous, placing you within easy reach of essential services and transport options. With its good-sized layout, parking facilities, and delightful gardens, this property ticks numerous boxes for those embarking on their property journey. Early viewing is highly recommended to secure this delightful home and avoid disappointment.

ENTRANCE
A frosted uPVC door opens into the entrance, which has light wood laminate flooring, a radiator, a door leading through to the living room and stairs rising to the first floor.

LIVING ROOM
14'3 x 14'1 (4.34m x 4.29m)
Two uPVC windows bring natural light into the living room, which has a radiator, a BT point and a TV aerial point. A gas fire adds a cosy focal point, and laminate flooring runs underfoot.

KITCHEN/DINER
17'5 x 9'10 (5.31m x 3.00m)
The kitchen is fitted with white gloss wall and base units, set off by contrasting wood effect laminate worktops. There is undercounter space for a washing machine and fridge freezer, and a stainless steel 1½ bowl sink. Appliances include a double electric oven and a 5 ring gas hob with extractor above, while the wall mounted boiler is neatly housed. There is a radiator, and a uPVC door and uPVC window overlook the garden. The walls are partially tiled in white, and laminate tile effect flooring completes the room.

DOWNSTAIRS W/C
A white low flush WC and a frosted uPVC window, making this a handy addition to any home.

LANDING
The landing has a loft hatch and doors leading off to all rooms.

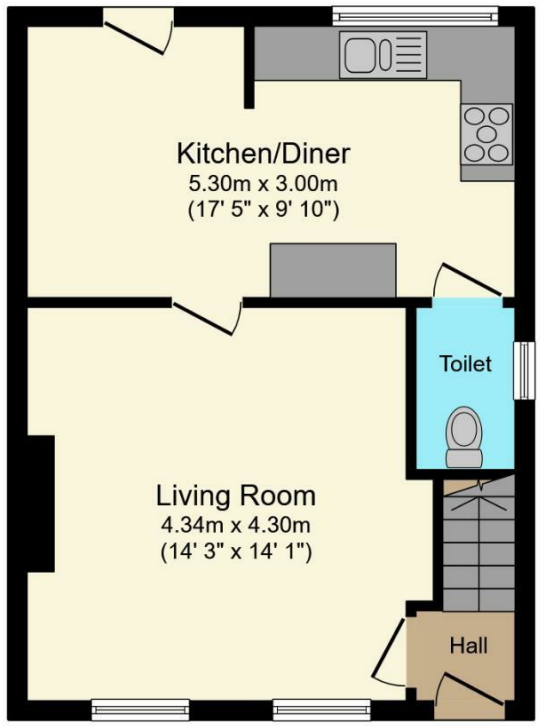
MASTER BEDROOM
14'9 x 11'0 (4.50m x 3.35m)
A spacious master bedroom with two uPVC windows, a radiator, a telephone point and a TV aerial point. There is a storage cupboard, along with mirrored sliding wardrobes.

BEDROOM 2
13'1 x 9'5 (3.99m x 2.87m)
A large double bedroom with a uPVC window overlooking the rear, a radiator, and built in wardrobes with over bed cabinets.

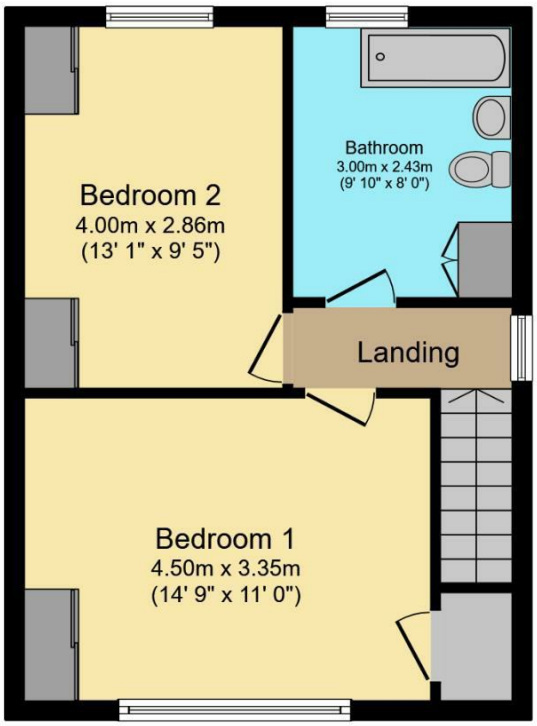
BATHROOM
9'10 x 8'0 (3.00m x 2.44m)
The bathroom features a P shaped bath with a chrome telephone style tap and shower head, along with a wall mounted shower. A white gloss base vanity unit with matching wall cabinets incorporates a low flush WC, an inset sink and a light wood laminate worktop, and there is a storage cupboard. The room is fully tiled in fresh white, with laminate flooring, a frosted uPVC window and a chrome towel radiator.

EXTERIOR
To the front, the property has a block paved driveway providing parking for one vehicle, along with a lawn and well established edges. The rear garden is mainly laid to lawn, with a shed and an outside tap.

Floorplan



Ground Floor



First Floor

Total floor area: 80.3 sq.m. (864 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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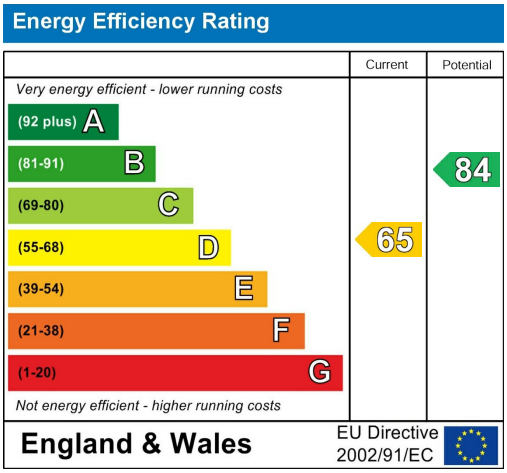


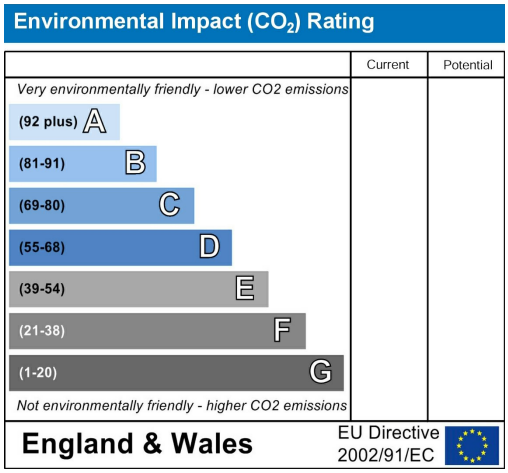






Energy Efficiency Graph





Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

1 Station Road, Chapeltown, Sheffield, S35 2XE
Tel: 0114 257 8999 Email: chapeltown@hunters.com
https://www.hunters.com

The Property Ombudsman