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ESTATE AGENTS

Marketing Preview















51 Rushdale Road, Sheffield, South Yorkshire, S8 9QA

£235,000

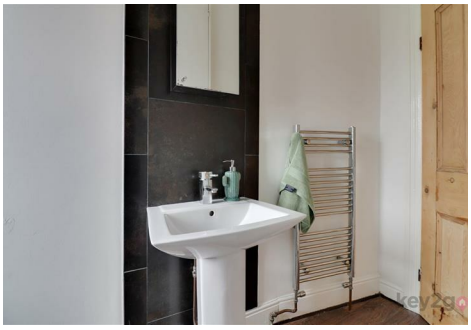
Bedrooms 3, Bathrooms 1, Reception Rooms 1














CHAIN FREE!! Situated within this popular and sought-after area, this charming home offers a fantastic blend of character, practicality and potential and is also Freehold! The property benefits from a cosy lounge with original floorboards and log burner, a fitted kitchen, three bedrooms including an attic room, and a shower room. Further highlights include a substantial double cellar, a separate workshop area and a low-maintenance rear yard.An excellent opportunity for buyers looking to acquire a characterful home with scope to make it their own.

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LOUNGE
Step into the lounge, featuring painted walls, original floorboards, and a cosy log burner. A doorway leads to the hall, which provides access to the kitchen and the staircase rising to the first floor.

KITCHEN
The kitchen is fitted with a range of wall and base units complemented by worktops and tiled splashbacks. It features a large gas oven with a five-ring hob, a sink with drainer and mixer tap, and space for a washing machine. The room also houses the boiler and is finished with tiled flooring and painted walls. Additional features include a radiator, ceiling lighting, and a window providing natural light, while a door offers convenient access to the rear yard and the basement.

STAIRS/LANDING
Having a clothes airer and doors to bedroom one, three and bathroom. A further stair rise to bedroom two.

BEDROOM ONE
Main bedroom. Having carpeted flooring, painted walls and large storage cupboard. Ceiling light, radiator and south-facing window.

BEDROOM TWO
Attic room. Natural wooden floor, skylight, and door to boarded attic storage space.

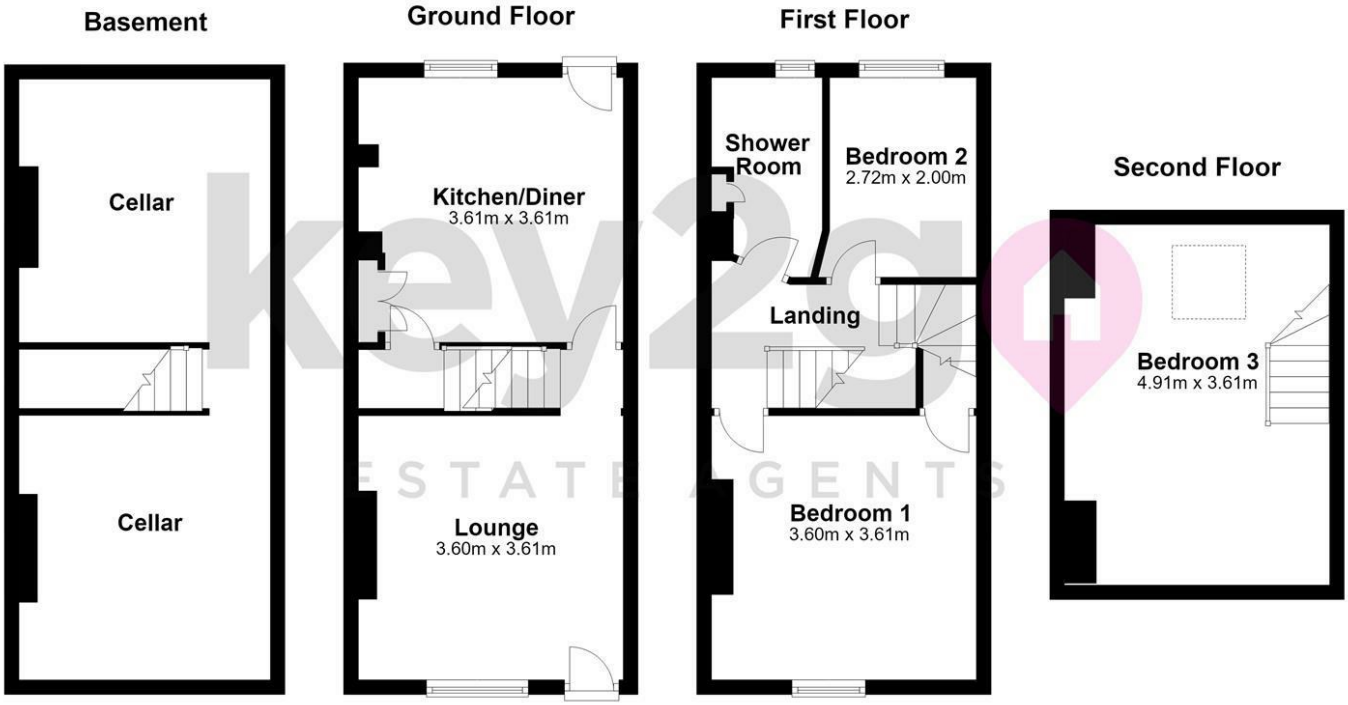
BEDROOM THREE
Currently used as an office. Having neutral decor and carpeted flooring. Desk and shelves included. Ceiling light, radiator and window.

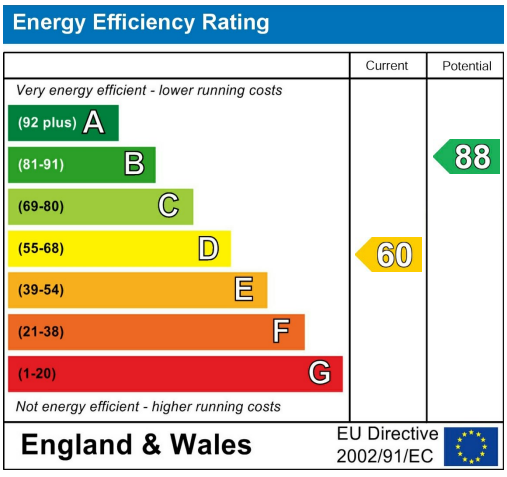
BATHROOM
Comprising a shower cubicle, WC and pedestal wash hand basin. Further benefits include a ladder-style radiator, ceiling lighting and a window providing natural light. The room is finished with part-tiled and part-painted walls, along with a useful storage cupboard.

BASEMENT
The property benefits from a double cellar, with the rear section featuring a professionally installed sump pump, offering potential for conversion subject to the necessary consents and any required works. Similar properties along the road have undertaken comparable conversions. The front section is currently utilised as a workshop and also houses the gas and electric meters.

OUTSIDE
To the rear, the property enjoys a low-maintenance yard, complete with a useful coal shed and an outdoor tap. the chimney has been flue-lined. all windows and front door were replaced 10 years ago.

PROPERTY DETAILS
- FREEHOLD
- UPVC DOUBLE GLAZED
- HIGH STRENGTH PVC FRONT DOOR
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL







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