

Crucible Homes



Queen Mary Road
Sheffield, S2 1JJ

Asking price
£125,000

Overview

****Three Bedroom Apartment****

First Floor

Allocated Parking

No Chain

Cul-de-sac Location

Fantastic transport links into the city centre of Sheffield



Description

Guide Price: £125,000

Crucible homes presents an excellent opportunity to acquire a spacious and well-proportioned three-bedroom first floor apartment, ideal for first-time buyers, downsizers or investors alike.

The property offers a well-designed layout, beginning with a welcoming entrance hallway providing access to all rooms. At the heart of the home is an impressive L-shaped open plan lounge and dining area, seamlessly flowing into the kitchen - creating a fantastic social space perfect for modern living and entertaining.

There are three generously sized bedrooms, offering flexibility for families, home working or guest accommodation, alongside a family bathroom. Additional storage cupboards provide practical solutions for everyday living.

Why you'll love the location:

Situated in a popular residential area of Sheffield, the property benefits from excellent access to local amenities, shops and supermarkets, as well as well-regarded schools. There are strong transport links into Sheffield City Centre, making it ideal for commuters, while nearby green spaces and parks offer a great balance of city living with outdoor lifestyle.

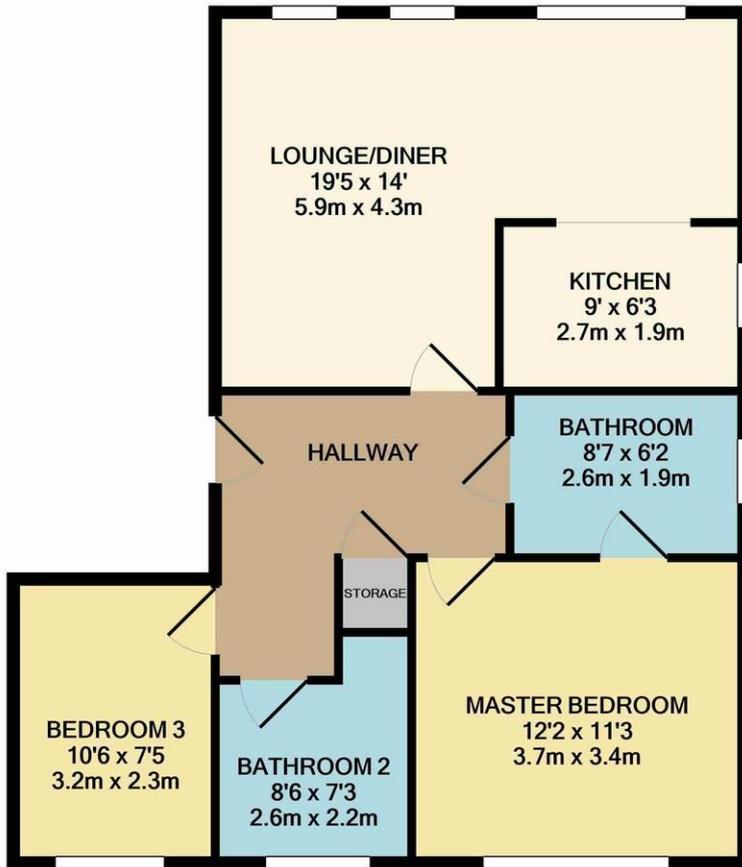
With strong rental demand in the area, this property also represents an attractive investment opportunity with great yield potential.

Early viewing is highly recommended to fully appreciate the space, layout and location on offer.

HALLWAY welcoming hallway with access to all rooms

LOUNGE/DINER 19' 4" x 14' 1" (5.9m x 4.3m) The L-shaped lounge/diner is a bright and generously proportioned living space, enhanced by uPVC windows allowing for plenty of





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL APPROX. FLOOR AREA 689 SQ.FT. (64.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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natural light. The versatile layout provides ample room for both relaxing and dining, making it ideal for everyday living as well as entertaining. The space further benefits from open access through to the kitchen, creating a seamless flow and sociable feel.

KITCHEN 8' 10" x 6' 2" (2.7m x 1.9m) The kitchen is fitted with a range of wood effect wall and base units, offering ample storage and worktop space. It is equipped with an integrated electric oven and hob, along with space for freestanding appliances including a fridge freezer and washing machine. The layout provides a practical and functional cooking area, ideal for everyday use.

BEDROOM 12' 1" x 11' 1" (3.7m x 3.4m) The principal bedroom is a well-proportioned and inviting space, featuring a uPVC double glazed window that allows for plenty of natural light. The room offers ample space for freestanding furniture and benefits from a convenient doorway providing direct access into the family bathroom, creating a practical and versatile layout ideal for modern living.

BEDROOM 8' 6" x 7' 2" (2.6m x 2.2m) A good-sized bedroom featuring a uPVC double glazed window, allowing for plenty of natural light and offering a bright and comfortable space.

BEDROOM 10' 5" x 7' 6" (3.2m x 2.3m) A good-sized bedroom featuring a uPVC double glazed window, allowing for plenty of natural light and offering a bright and comfortable space.

BATHROOM 8' 2" x 6' 2" (2.5m x 1.9m) The bathroom is fitted with a white suite comprising a panelled bathtub with overhead shower and curtain rail, a pedestal wash hand basin and low flush WC. The space is well laid out, providing a clean and functional environment suitable for everyday use.

