

Marketing Preview



36 Alport Place, Sheffield, S12 4RW

£165,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



A fantastic opportunity to purchase this generous two-bedroom semi-detached home that is ready to move into. The property benefits from two good-sized double bedrooms, a large rear garden and a useful lean-to conservatory. Situated on a quiet road, it is also ideally placed for good road links to the M1. Perfect for first time buyers!

SUMMARY

A fantastic opportunity to purchase this generous two-bedroom semi-detached home that is ready to move into. The property benefits from two good-sized double bedrooms, a large rear garden and a useful lean-to conservatory. Situated on a quiet road, it is also ideally placed for good road links to the M1. Perfect for first time buyers!

A side door opens into the hallway, where stairs rise to the first floor and there is a large understairs storage cupboard, along with a meter cupboard. The modern kitchen/diner benefits from two windows to the front and is open plan to the lounge. The lounge is a good size and provides access to a useful lean-to conservatory, which would make an ideal sunroom or provide valuable additional storage space.

Stairs rise to the first floor, where there are two good-sized double bedrooms, with one situated to the front and the other to the rear. There is also a modern shower room and a useful walk-in wardrobe, providing excellent additional storage.

The property benefits from gardens to both the front and rear. To the front, there is a lawned garden with hedging providing a boundary.

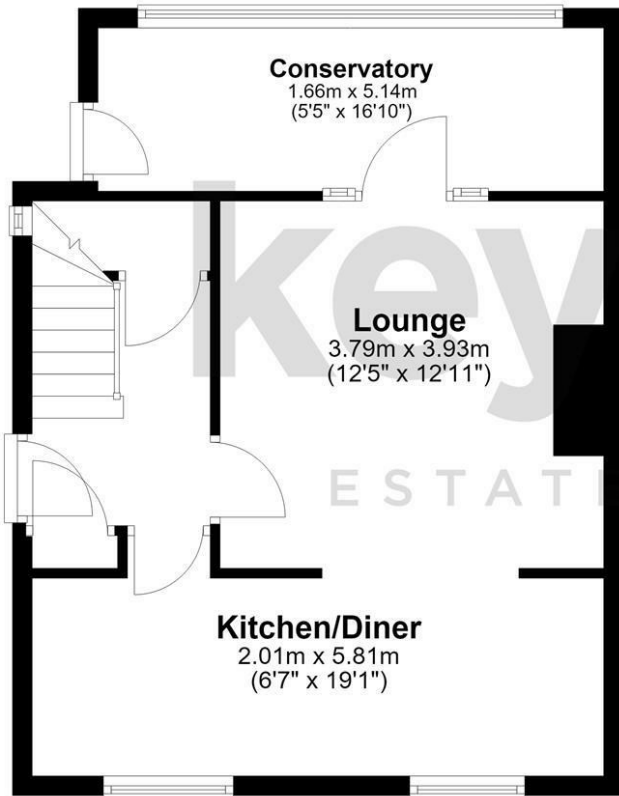
The rear garden is tiered and offers a combination of lawn and seating areas, making it ideal for outdoor entertaining and relaxing. There is also a useful brick-built outhouse, providing additional storage.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ALL MEASUREMENTS PLEASE SEE FLOORPLAN

Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

