



35 SCHOOL ROAD SHEFFIELD, S26 5QG

£160,000
FREEHOLD

GUIDE PRICE £160,000 - £165,000

Offered to the market with no onward chain, this good-sized three-bedroom semi-detached property presents an excellent opportunity for first-time buyers, families, or investors looking to add value.

The accommodation comprises two spacious reception rooms, a fitted kitchen, three well-proportioned bedrooms, and a family bathroom with a three-piece suite and shower over the bath. Outside, the property benefits from a low-maintenance rear garden, ideal for those seeking easy upkeep. While the property would benefit from some cosmetic updating, including redecoration and the potential replacement of the kitchen and bathroom, it offers fantastic potential to create a lovely family home tailored to your own style. Conveniently located close to the motorway network, the property is ideally placed for commuters. Local amenities include Rother Valley Country Park and Gulliver's Valley Resort, while families will appreciate the excellent schools in both Wales and Kiveton Park. Kiveton Park train station is also nearby, providing convenient rail links. Early viewing is highly recommended to appreciate the size, location, and potential this property has to offer.

**Kendra
Jacob**

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35 SCHOOL ROAD

- Guide Price £160,000 - £165,000 • Calling all Investors
- Or First Time Buyers • Two Reception Rooms • No Chain • Kitchen With A Range Of Units • Close To the Motorway Network • Convenient For Schools • Close To Local Amenities And Rother Valley Country Park • Railway Station Located In Kiveton Park • BOOK A VIEWING NOW - DO NOT MISS OUT



Lounge

A front door leads into the lounge, having bay window overlooking the front, coving to the ceiling, electric fire and central heating radiator.

Dining Room

Spacious dining room with door leading to the second floor accommodation.. Window overlooking the rear and side of the property, electric fire, useful storage cupboard and central heating radiator.

Kitchen

With a range of wall and base units with work surfaces over. There is a one and a half stainless steel sink unit, spot lights, coving to the ceiling, plumbing for automatic washing machine and central heating radiator. A door to the side leads out onto the rear garden and patio area.

First floor landing

Stairs rise to the first floor landing, central heating radiator, useful storage cupboard which also houses the central heating boiler and access to the loft space.

Bedroom One

With window overlooking the front, walk in cupboard/storage and central heating radiator.

Bedroom Two

With window and central heating radiator.

Bedroom Three

With window overlooking the side and central heating radiator.

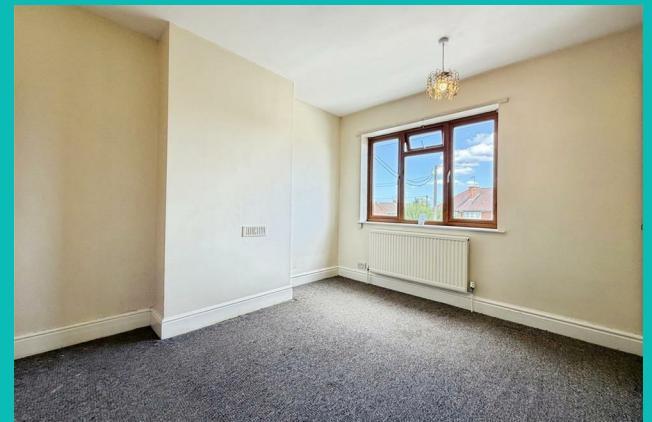
Family Bathroom

Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and low flush WC. Window overlooking the rear and central heating radiator.

Outside

To the front of the property is a courtyard area and leads to the front of the house. There is a hard standing to the side of the property and a gate then leads onto the rear garden and patio area. There is an outbuilding and is fully enclosed.

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ADDITIONAL INFORMATION

Local Authority – Rotherham Borough Council

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 902.80 sq ft

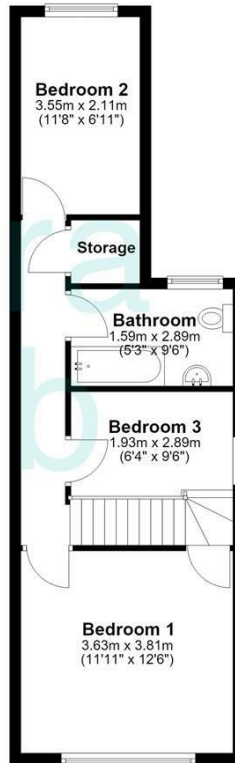
Tenure – Freehold



Ground Floor
Approx. 42.3 sq. metres (455.5 sq. feet)



First Floor
Approx. 41.6 sq. metres (447.3 sq. feet)



Total area: approx. 83.9 sq. metres (902.8 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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