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56 Raynald Road

Sheffield • South Yorkshire • S2 1PR

Offers in the Region Of £120,000

A generously proportioned three-bedroom semi-detached property, occupying a particularly good-sized corner plot with a substantial wrap-around garden. Requiring complete refurbishment throughout, this is an excellent opportunity for someone looking to create their own home, with generous proportions, a good-sized plot and considerable scope for improvement and reconfiguration, subject to the necessary consents. A uPVC front door opens into the entrance hallway, which provides useful understairs cloakroom storage and access to the principal ground-floor accommodation. The kitchen requires a complete refit and currently benefits from a sink positioned to overlook the wrap-around garden, together with plumbing and a useful walk-in pantry. There is access through to a ground-floor WC and two additional storage rooms. Subject to the necessary consents, there is potential to reconfigure this area and create a much larger open-plan dining kitchen, making excellent use of the generous footprint. To the rear is a spacious open-plan living area, with windows to both the side and rear providing good natural light and views over the rear garden. To the first floor, the landing provides access to the loft space. The principal double bedroom is positioned to the rear and side, benefiting from windows to both elevations, together with two built-in storage cupboards, one of which houses the water tank. The second double bedroom is front facing and has windows to the front and side, along with useful built-in storage. A third single bedroom has a rear-facing single-glazed window and benefits from far-reaching views across the city. The bathroom is fitted with a three-piece white suite, fully tiled surfaces and a heated towel rail. Externally, the property occupies a generous corner plot, with an attractive wrap-around garden providing excellent outdoor space and considerable potential for landscaping and improvement. Raynald Road, Sheffield S2, is situated in a convenient residential location with access to local amenities, transport links and the wider city.





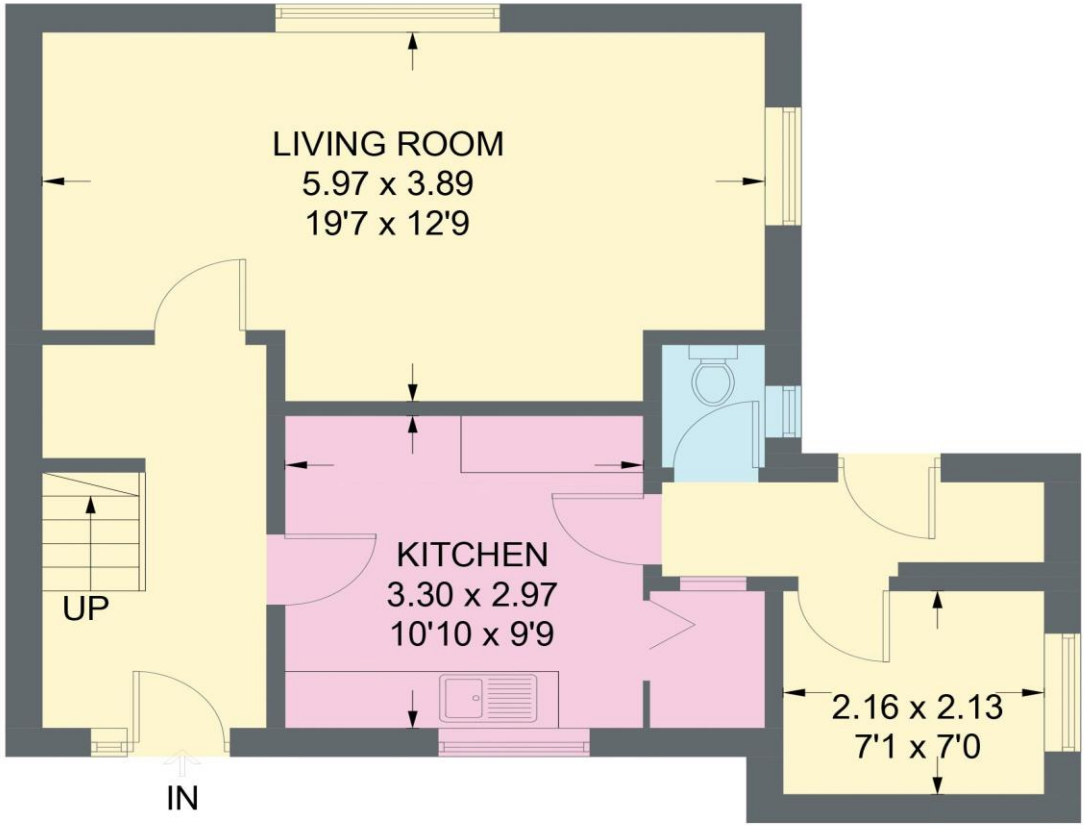




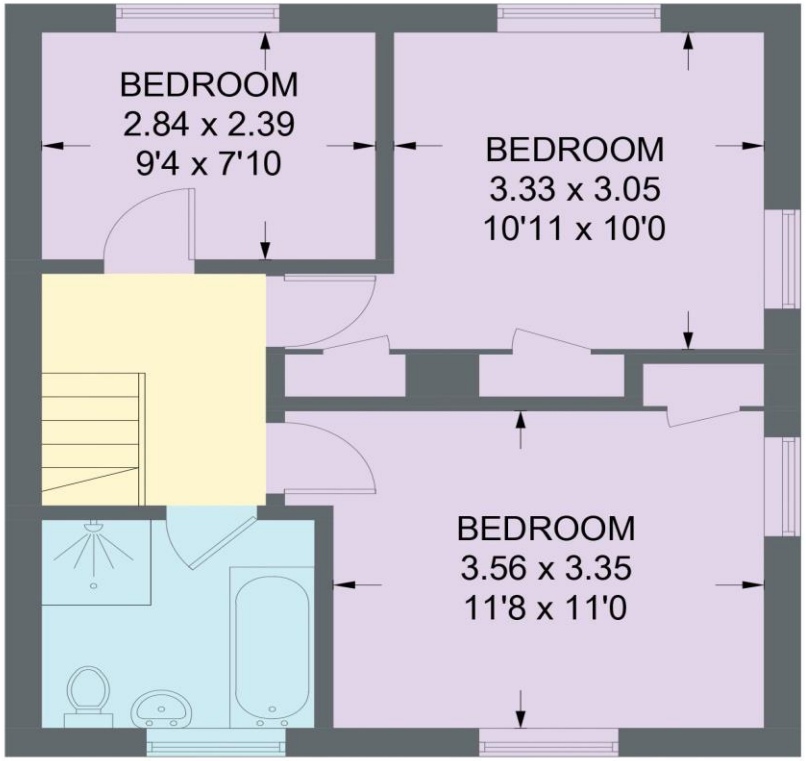
- Semi Detached Property in S2
- Generous Corner Plot
- 3 Bedrooms & Family Bathroom
- Superb Potential to Develop
- In Need of Complete Refurbishment
- Scope for Reconfiguration of Ground Level
- Wraproud Garden
- No Onward Chain
- Freehold
- Council Tax Band TBC, EPC TBC

56 RAYNALD ROAD

APPROXIMATE GROSS INTERNAL AREA = 95.2 SQ M / 1024 SQ FT



GROUND FLOOR
51.5 SQ M / 554 SQ FT



FIRST FLOOR
43.7 SQ M / 470 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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