



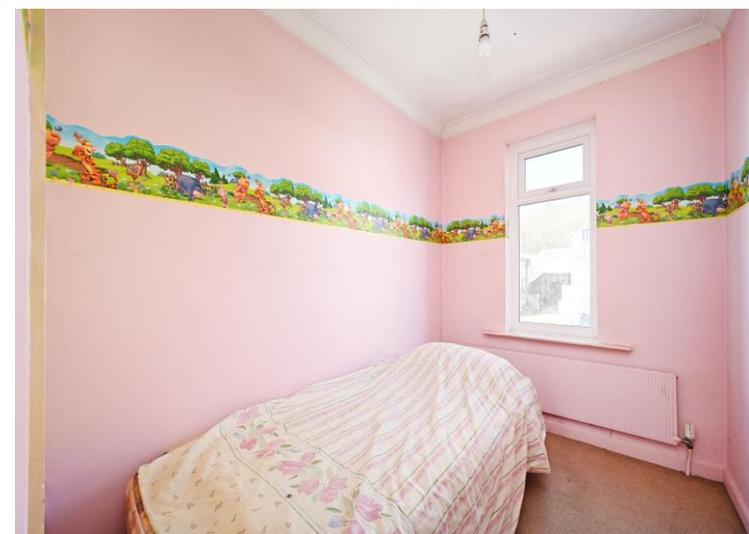


## 172 Rutland Road

Sheffield • South Yorkshire • S3 9PP

Guide Price £135,000 - £150,000

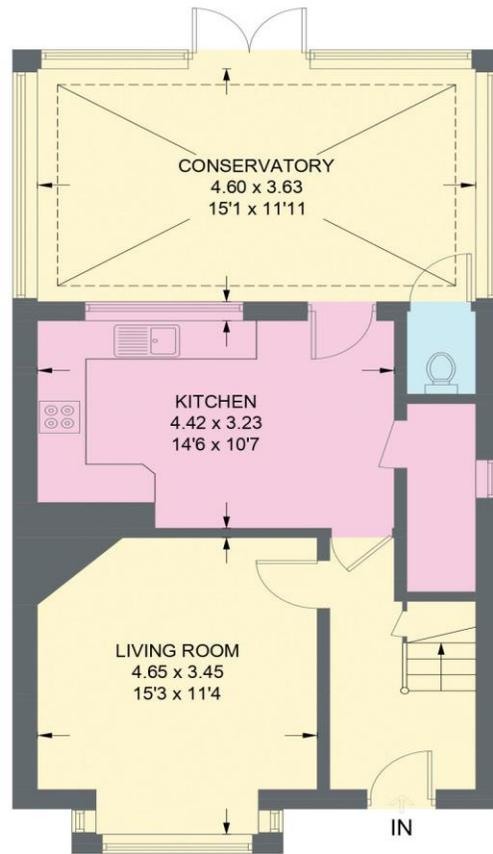
This well-proportioned three-bedroom semi-detached home offers excellent potential for both homeowners and investors alike. Situated in a convenient residential area just a short distance from Sheffield city centre, the property benefits from good transport links, local amenities and easy access to major road networks. The property is offered to the market with no onward chain, and benefits from a driveway and enclosed rear garden. The layout offers flexible living space suitable for families, first-time buyers or those looking for a buy-to-let investment. The accommodation briefly comprises a welcoming entrance hallway leading to a spacious living room, providing a comfortable space for relaxing and entertaining. The property also offers a spacious dining kitchen, fitted with a range of units and providing plenty of space for a family dining table, leading through to a generous garden room which offers flexible living space with French doors opening onto the rear garden. To the first floor are three well-sized bedrooms, including two good-sized doubles and a smaller third bedroom, along with a family bathroom fitted with a white suite. Externally, the property benefits from a private enclosed rear garden, providing outdoor space for seating and recreation. A driveway provides off-street parking to the front of the property. Rutland Road is conveniently located within easy reach of local shops, schools and public transport routes, while also offering straightforward access to Sheffield city centre and surrounding areas.



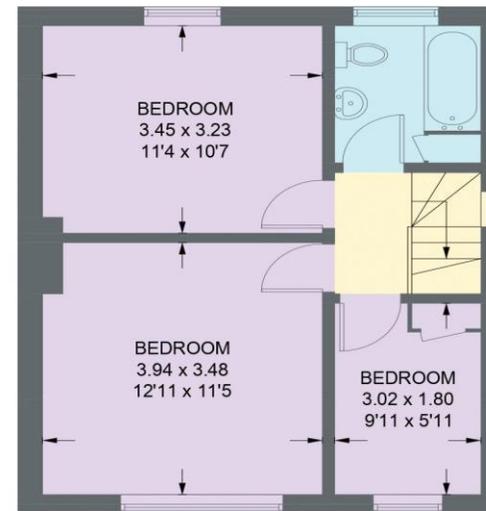
- Well Proportioned Semi Detached House
- Located Close to Kelham Island & City Centre
- 3 Good Sized Bedrooms
- Spacious Dining Kitchen
- Generous Garden Room
- Gas Central Heating & Double Glazing
- Private Enclosed Rear Garden
- Off Street Parking on Driveway
- Leasehold TBC
- Council Tax Band A, EPC Rating C

# 172 RUTLAND ROAD

APPROXIMATE GROSS INTERNAL AREA = 102.5 SQ M / 1103 SQ FT



**GROUND FLOOR**  
62.8 SQ M / 676 SQ FT



**FIRST FLOOR**  
39.7 SQ M / 427 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.