



## 5 Rockley Road, Sheffield, S6 1WL

Asking Price £160,000

- NO CHAIN
- CLOSE TO EXCELLENT TRNASPORT LINKS
- COUNCIL TAX BAND A £1440.86
- NEEDS MODERNISING
- POPLAR AREA
- LEASEHOLD 680 YEARS REMAINING
- TWO BEDTOOM END TERRACE SET OVER THREE FLOORS
- GREAT AMENITIES NEARBY

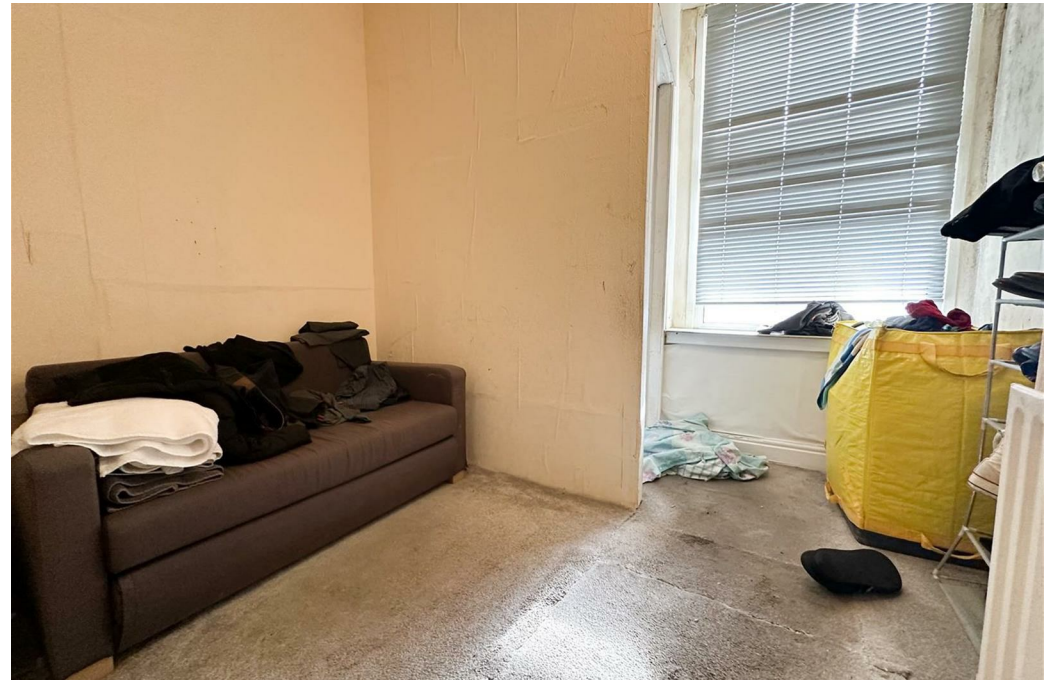


# 5 Rockley Road, Sheffield S6 1WL

**\*\*NO CHAIN - IN NEED OF MODERNISATION\*\*** Offering great potential, this two bedroom mid terrace property is set over three floors and located in the popular area of Hillsborough. Within walking distance to local shops, schools and minutes from the supertram. The property currently benefits from; Entrance hallway; Lounge; Dining room; Kitchen; One double bedroom on the first floor; Occasional room; Family bathroom; Attic bedroom two; Rear garden.



Council Tax Band: A



### **ENTRANCE HALLWAY**

Accessed via an uPVC entrance door into the hallway, with; Wood effect flooring; Ceiling light point; Stairs to the first floor; Solid door to the lounge and the dining room;

### **LOUNGE / BEDROOM THREE**

11'08 x 9'07

Spacious lounge which is currently being utilised as a bedroom, comprising of; Large uPVC double glazed bay window to the front elevation; Wood effect flooring; Ceiling light point; Central heating radiator;

### **DINING ROOM**

12'11 x 11'11

With; uPVC double glazed window to the rear elevation; Laminate flooring; Ceiling light point; Central heating radiator; Solid door to the cellar; Open access to the kitchen;

### **KITCHEN**

11'07 x 11

Comprising of; Wall, base and drawer units with roll top work surfaces; 1 1/2 sink and drainer with mixer tap; Space and plumbing for a freestanding oven/ hob, fridge freezer and washer dryer; uPVC double glazed window to the rear elevation; Ceiling light point; Solid door to the rear garden;

### **STAIRS TO THE FIRST FLOOR**

### **BEDROOM ONE**

11 x 11

Good size bedroom one with; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

### **OCCASSIONAL ROOM**

5'03 x 8'02

With; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling light point; Central heating radiator;

### **FAMILY BATHROOM**

7 x 7

Having; WC; Wash basin; Bath; Shower cubicle with wall mounted shower and screen doors; uPVC obscure glazed window to the rear elevation; Laminate flooring; Ceiling light point; Central heating radiator;

### **STAIRS TO THE ATTIC BEDROOM TWO**

### **ATTIC BEDROOM TWO**

12 x 9

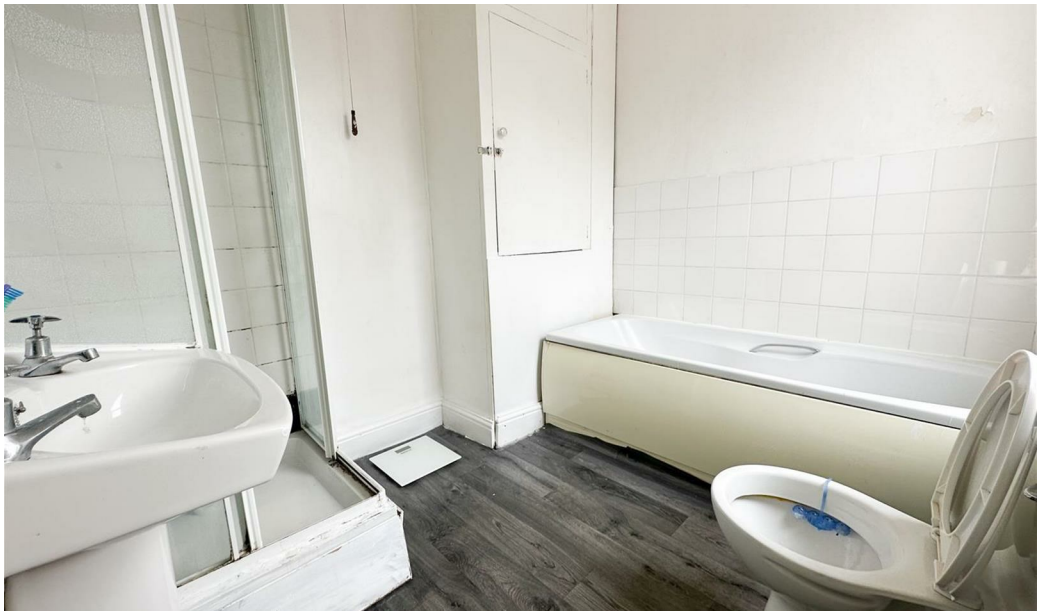
With; Velux window; Carpet flooring; Ceiling light point; Central heating radiator;

### **REAR GARDEN**

Predominately laid to lawn with a small patio area;

### **ADDITIONAL INFORMATION**

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale.







## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

A



| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         | <b>83</b> |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  | <b>56</b>               |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |