



3 Rockley Road, Sheffield, S6 1WL

Asking Price £170,000

- NO CHAIN
- LEASEHOLD 680 YEARS REMAINING
- CLOSE TO LOCAL TRANSPORT LINKS
- IN NEED OF MODERNISATION
- CLOSE TO EXCELLENT AMENITIES
- COUNCIL TAX BAND A £1440.86
- THREE BEDROOM END TERRACE PROPERTY
- POPLAR AREA

3 Rockley Road, Sheffield S6 1WL

****NO CHAIN - GREAT POTENTIAL**** In need of modernisation, this three bedroom end 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; Two double bedrooms on the first floor; Family bathroom; Attic bedroom three; Rear garden.



Council Tax Band: A

ENTRANCE HALLWAY

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

LOUNGE

12 x 11'08

Good size lounge with; Large bay window to the front the front elevation; Electric fireplace; Wood effect flooring; Ceiling light point; Central heating radiator;

DINING ROOM

13 x 12

With; uPVC double glazed window to the rear garden; Carpet flooring; Ceiling light point; Central heating radiator; Open access to the kitchen;

KITCHEN

7'01 x 6'01

Having; White wall, base and drawer units with roll top work surface; 1 1/2 sink and drainer with mixer tap; uPVC double glazed window to the rear elevation;
Freestanding oven/ hob with extractor hood above; Space and plumbing for a washer dryer and fridge freezer; Solid door to the rear garden;

STAIRS TO THE FIRST FLOOR

BEDROOM ONE

11'06 x 10'1

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

BEDROOM TWO

8'01 x 7'07

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

FAMILY BATHROOM

7 x 7

Comprising of; WC; Wash basin; Bath with wall mounted shower; Built in storage;
uPVC double glazed window to the side elevation; Carpet flooring; Ceiling light point; Central heating radiator;

STAIRS TO ATTIC BEDROOM THREE

ATTIC BEDROOM THREE

9 x 5'11

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

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) A			
(81-91) B			81
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	