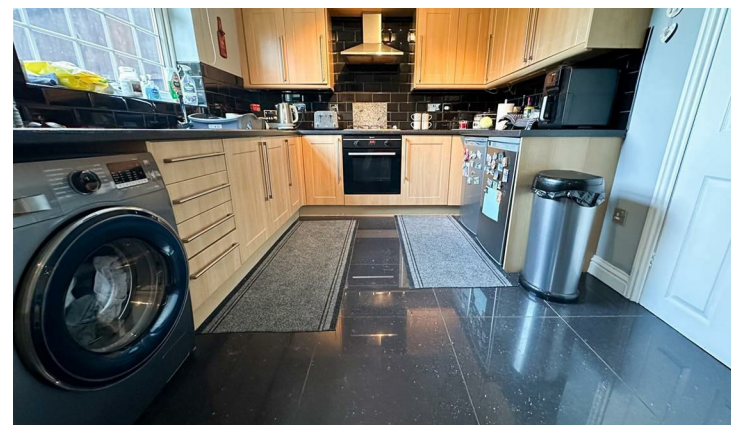




62 Edensor Road, Sheffield, S5 7DH

Asking Price £130,000

- NO CHAIN
- TWO DOUBLE BEDROOMS
- EXCELLENT TRANSPORT LINKS ON HAND
- FREEHOLD
- COUNCIL TAX BAND A - £1,440.86
- DOUBLE GLAZED & CENTRAL HEATED



- LARGE REAR GARDEN
- CLOSE TO EXCELLENT LOCAL AMENITIES
- POPULAR LOCATION

62 Edensor Road, Sheffield S5 7DH

****NO CHAIN - FREEHOLD**** This spacious two bedroom semi-detached property is situated in close proximity to the Northern General Hospital and has excellent road links on hand to the City Centre, Meadowhall and beyond. The property briefly comprises of; Entrance hallway; Lounge; Kitchen dining room; Stairs to the first floor; Two spacious double bedrooms; Family bathroom; Enclosed large rear garden;



Council Tax Band: A



ENTRANCE HALLWAY

Accessed via a uPVC external door into the entrance hallway, with; Carpet flooring; Ceiling light point; Stairs to the first floor; Solid door into the lounge;

LOUNGE

This bright space has; Media unit with feature electric fire; Two uPVC double glazed windows to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator; Solid door into the kitchen dining room;

KITCHEN DINING ROOM

Comprising of; Wood effect wall, base and drawer units with black roll top work surfaces; Single sink and drainer with mixer tap; Under unit lighting; Integrated 4 ring gas hob and oven with extractor hood above; uPVC double glazed window to the rear elevation; Space for an under unit fridge and freezer; Space and plumbing for a washer dryer; Solid door to under unit storage cupboard; Space for a dining table and chairs; Tiled flooring; Ceiling light points; Central heating radiator; Solid door into the rear garden;

STAIRS TO THE FIRST FLOOR

BEDROOM ONE

This great size bedroom one has; Built in storage; Two uPVC double glazed windows to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM TWO

A further double bedroom with; Built in storage cupboard; uPVC double glazed windows to the rear elevation; Wood effect flooring; Ceiling light point; Central heating radiator;

FAMILY BATHROOM

Having; WC; Wash basin; Panelled bath; Shower enclosure with wall mounted

shower and side screen doors; Vinyl flooring; uPVC obscure glazed window to the rear elevation; Ceiling light point; Central heating radiator;

LANDING AND STAIRS

With; uPVC double glazed window to the side elevation; Carpet flooring; Loft hatch access; Ceiling light point; Solid doors to the two bedrooms and the family bathroom;

PARKING

Off road parking;

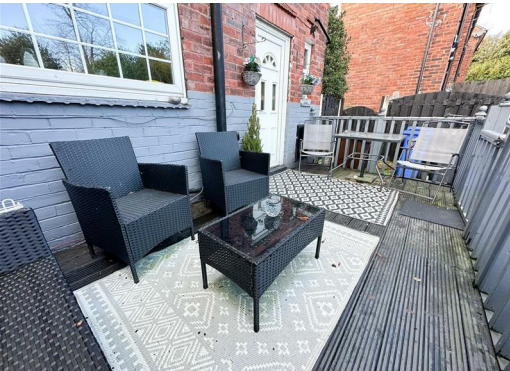
REAR GARDEN

This large rear garden has; Decked entertaining area; A few steps lead down to the next level; Predominantly laid to lawn with a paved pathway; A further raised area which is also laid to lawn with storage sheds; Fence and hedge borders;

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
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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 