



## Barnsley Road, Sheffield, S5

Asking Price £160,000

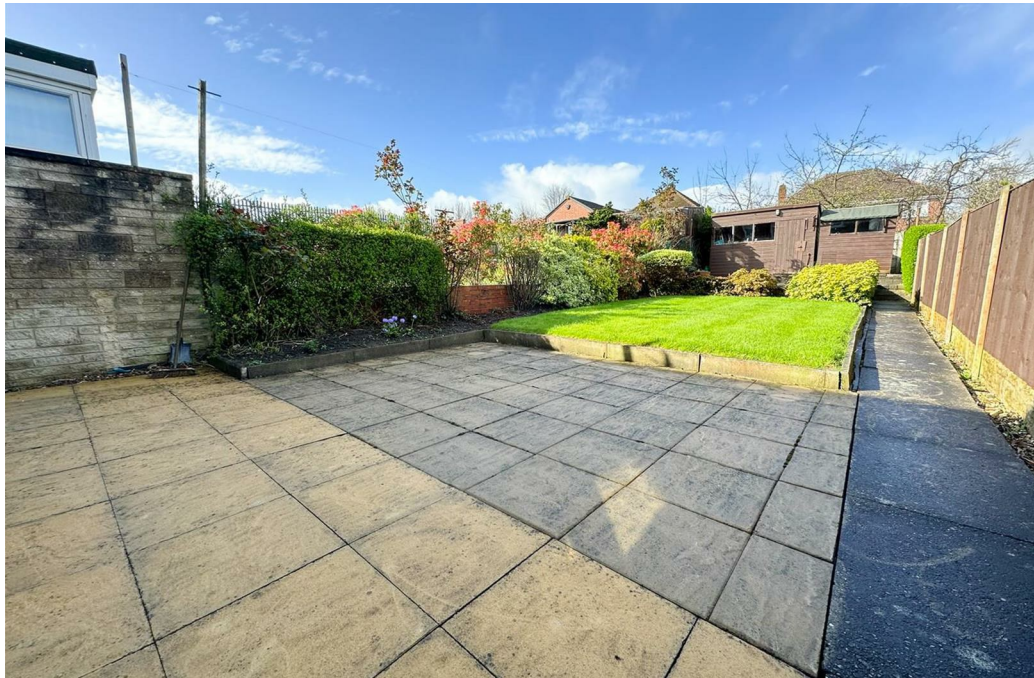
- NO CHAIN
- SPACIOUS SOUTH FACING REAR GARDEN
- FREEHOLD
- GOOD SIZED TWO BEDROOM SEMI DETACHED PROPERTY
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- CLOSE TO LOCAL AMENITIES
- PERFECT FIRST TIME BUYER OPPORTUNITY
- COUNCIL TAX BAND B - £1,681.01

# Barnsley Road, Sheffield, S5

**\*\*NO CHAIN - GREAT FIRST TIME BUYERS OPPORTUNITY\*\*** This spacious two bedroom semi-detached family home is situated in close proximity to the Northern General Hospital, and has excellent road links on hand to the City Centre, Meadowhall and beyond. Benefiting from a large rear garden and off road parking. The property briefly comprises of; Entrance hallway; Lounge; Kitchen dining room; Rear porch; Stairs to the first floor; Large primary bedroom with mirrored wardrobe storage; Bedroom two with mirrored wardrobe storage; Family shower room; South facing rear garden; Front driveway with off road parking;



Council Tax Band: B



### **ENTRANCE HALLWAY**

Accessed via the side of the property a part obscure glazed uPVC entrance door opens into the entrance hallway, with; uPVC obscure glazed window to the side elevation; Carpet flooring; Ceiling light point; Solid doors to the lounge and the kitchen dining room;

### **LOUNGE**

This great space has; Large uPVC double glazed bay window to the front elevation; Feature brickwork fireplace; Carpet flooring; Ceiling light point; Central heating radiator;

### **KITCHEN DINING ROOM**

Comprising of; A range of Oak wall, base and drawer units with roll top work surfaces; Single sink and drainer with mixer tap; Integrated under unit fridge; Free Standing gas hob and oven; uPVC double glazed window to the rear elevation; Electric fireplace; Leaded stained glass window into the rear porch; uPVC obscure glazed window to the side elevation; Solid door to the under stair storage cupboard; Tiled and wood panelled walls; Wood effect flooring; Ceiling light point; Central heating radiator; Part obscure glazed door into the rear porch;

### **REAR PORCH**

Having; Large uPVC double glazed window to the rear elevation; Leaded stained glass window into the kitchen dining room; Tiled flooring; Ceiling light point; Obscure glazed door to the side elevation;

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

### **BEDROOM ONE**

This spacious primary bedroom has; Built in mirrored wardrobe storage; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

### **BEDROOM TWO**

A second double room, bedroom two has; Built in mirrored wardrobe storage; uPVC double glazed window to the rear elevation; Carpet flooring; Ceiling and wall light points; Central heating radiator;

### **FAMILY SHOWER ROOM**

Consisting of; WC; Wash basin; Large shower enclosure with wall mounted electric shower and side screen door; Built in cupboard storage; Tiled and panelled walling; uPVC obscure double glazed window to the rear elevation; Wall mounted mirrored cabinet; Tile effect flooring; Ceiling light point; Central heating radiator;

### **FIRST FLOOR LANDING AND STAIRS**

With; Carpet flooring; Loft hatch access; Ceiling light point; Solid door to the two bedrooms and the family shower room;

### **REAR GARDEN**

The large south facing rear garden is accessed via a side gate and has; Patio entertaining area to the top section; The remaining garden is predominantly laid to lawn with mature shrubs and planting; A path and steps lead up to a further patio area with storage sheds; Fence and hedge borders;

### **FRONT GARDEN**

With; Iron gate providing access to the front of the property; Paved area with mature shrubs and planting; Drive providing off road parking;

### **ADDITIONAL INFORMATION**

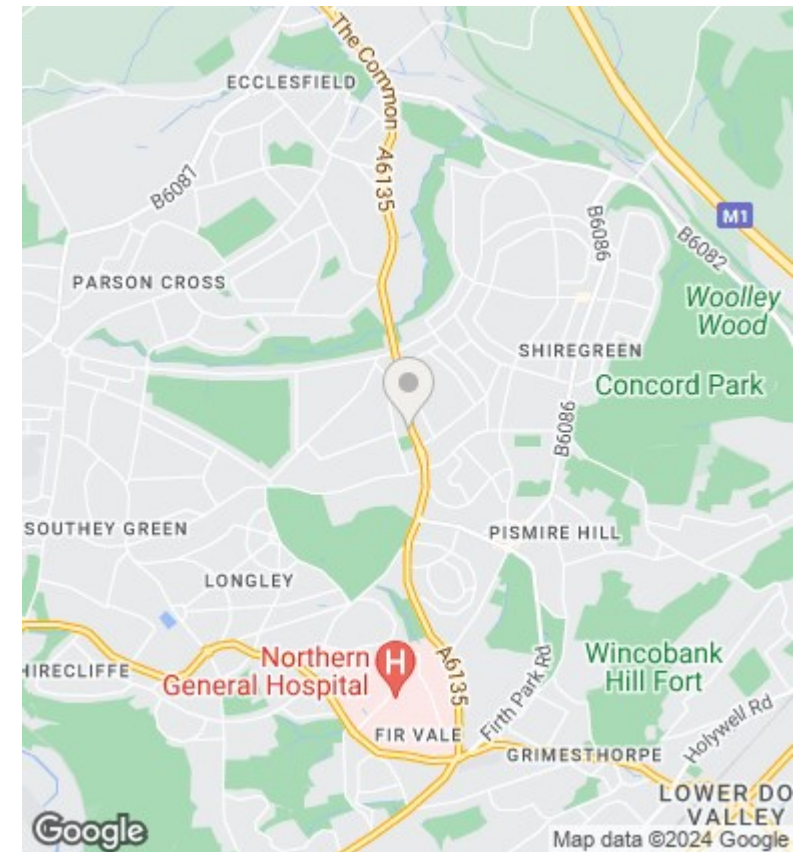
None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any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







3 Bedroom Semi Detached House  
Plan produced using PlanUp.



## Directions

## Viewings

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

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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	