



5 Rockley Road, Sheffield, S6 1WL

Asking Price £270,000

- NO CHAIN
- VIEWING ESSENTIAL TO APPRECIATE THIS SUPERB PROPERTY
- LOW MAINTENANCE REAR GARDEN - IDEAL FOR ENTERTAINING
- LEASEHOLD 678 YEARS REMAINING
- RENOVATED THROUGHOUT TO A VERY HIGH STANDARD
- OPEN PLAN KITCHEN DINING ROOM
- BRAND NEW ROOF
- STYLISH THREE BEDROOM MID TERRACED FAMILY HOME
- MODERN FAMILY BATHROOM
- COUNCIL TAX BAND A - £1,593

5 Rockley Road, Sheffield S6 1WL

**** NO CHAIN ** FULLY RENOVATED THROUGHOUT ** BRAND NEW ROOF **** New to the market is this immaculately presented three bedroom mid terrace property. Located in the ever popular S6 postcode, with it's excellent amenities and transport links all just a stone's throw away from this superb family home. The property benefits from many great features including brand new integrated appliances, rewire, boiler and windows to name just a few. The property briefly comprises of; Entrance into the lounge; Inner lobby; Open Plan kitchen dining room; Cellar; Stairs rising to the first floor; Bedroom one; Bedroom two; Modern family bathroom; Stairs rising to the second floor; Attic bedroom three with eave storage; Front garden; Low maintenance rear garden;

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Council Tax Band: A

FULL DESCRIPTION

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DISCLAIMER

1. **PROPERTY MISDESCRIPTION ACT 1967 & 1991:** We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. **MEASUREMENTS** are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.

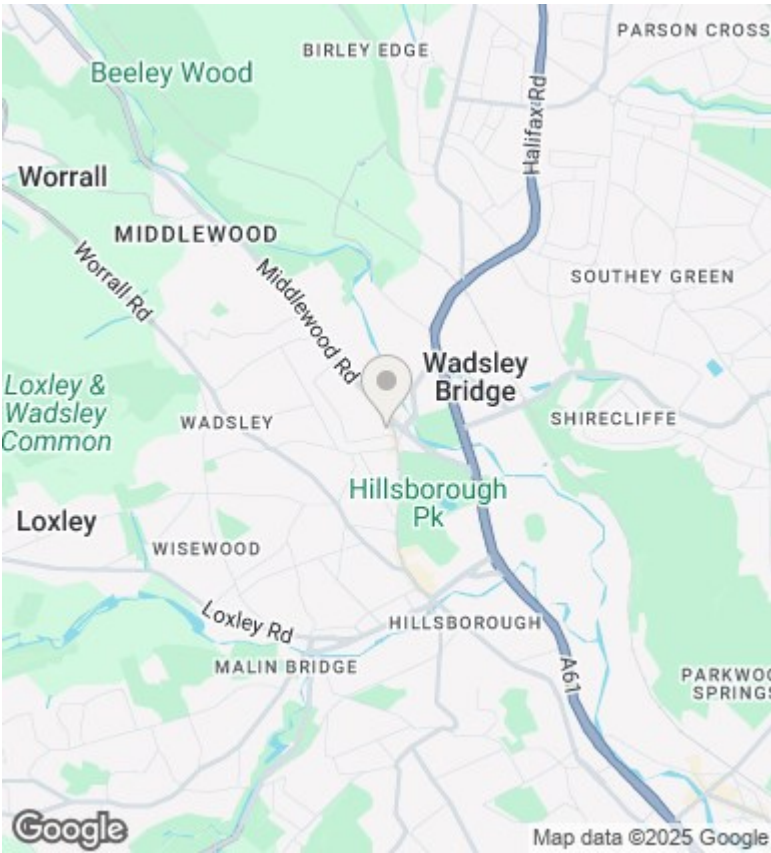
Directions

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		83
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC