



## Trafalgar Road, Sheffield, S6

Offers Over £175,000

- LOVELY TWO BEDROOM MID TERRACE PROPERTY
- PERFECT FIRST TIME BUYER HOME
- WELL PRESENTED THROUGHOUT
- POPULAR AREA
- CLOSE TO KILNER WAY RETAIL PARK
- GREAT TRANSPORT LINKS NEARBY
- ENCLOSED FRONT AND REAR GARDENS
- COUNCIL TAX BAND A - £1512.43
- LEASEHOLD WITH 149 YEARS REMAINING

# Trafalgar Road, Sheffield, S6

**\*\* LOVELY TWO BEDROOM MID TERRACE PROPERTY \*\*** United Homes are delighted to bring to the sales market this cosy two bedroom property. Set in the popular Wadsley Bridge area with Kilner Way retail park, shopping centres, cafes, pubs and good bus and tram links, all just a short walk away. An excellent starter home for the first time buyer! Well-presented throughout this great property briefly comprises of; Entrance hallway; Spacious lounge; Modern breakfast kitchen; Stairs to the first floor; Two great size first floor bedrooms; Family shower room; Enclosed front and rear gardens; Off road parking for one vehicle;



Council Tax Band: A



### **ENTRANCE HALLWAY**

This charming home is accessed via a part uPVC obscure glazed entrance door opening to the hallway with; Carpet flooring; Central heating radiator; Ceiling light point; Carpeted stairs to the first floor; Solid door to the lounge;

### **LOUNGE**

The cosy living room has; A large uPVC double glazed window to the front elevation; Wood effect click laminate flooring; Central heating radiator; Ceiling and wall light point; Solid door into the breakfast kitchen;

### **BREAKFAST KITCHEN**

A beautifully fitted breakfast kitchen, comprising of; Modern matt grey wall, base and drawer units with under unit lighting; Laminate wood effect roll top work surfaces; Breakfast bar peninsula with seating and storage below; Integrated hob with extractor above, oven, dishwasher and fridge freezer; Space and plumbing for a washing machine; One and a half sink and drainer with mixer tap; uPVC double glazed picture window above to the rear elevation; Ceiling light point; Central heating radiator; Herringbone effect laminate flooring; Solid door to the under stair storage cupboard; uPVC part obscure entrance door to the rear garden;

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

#### **BEDROOM ONE**

This generous sized primary bedroom has; Two uPVC double glazed windows to the front elevation; Wood effect click laminate flooring; Ceiling light point; Central heating radiator;

#### **BEDROOM TWO**

Having; uPVC double glazed window to the rear elevation; Built in floor to ceiling wardrobe storage to one wall; Wood effect click laminate flooring; Recessed ceiling spotlights; Central heating radiator;

### **FAMILY SHOWER ROOM**

Comprising of; Shower cubicle with wall mounted electric shower and side screen doors; Pedestal wash basin and wc; uPVC obscure double glazed window to the rear elevation; Tiled walls and flooring; Ceiling light point; Central heating radiator;

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

With; Built in storage cupboards; Carpet flooring; Ceiling light point; Loft hatch access; Solid door to the bedroom one; Contemporary internal bi-fold doors to the second bedroom and family shower room;

Loft with; Pull down ladders; Fully boarded; Shelving and storage;

### **FRONT GARDEN**

This enclosed front garden is accessed via a wooden domed gate with; Paved and shingle areas; Fence borders surround;

### **REAR GARDEN**

The good size enclosed rear garden has; Stairs leading down from the breakfast kitchen; Decked entertaining area; Artificial lawn area; Fence borders; A gate to the rear allows access to your off road parking space;

### **PARKING**

The property comes with an additional piece of land to the rear of the property which allows off road parking for one vehicle;

### **DISCLAIMER**

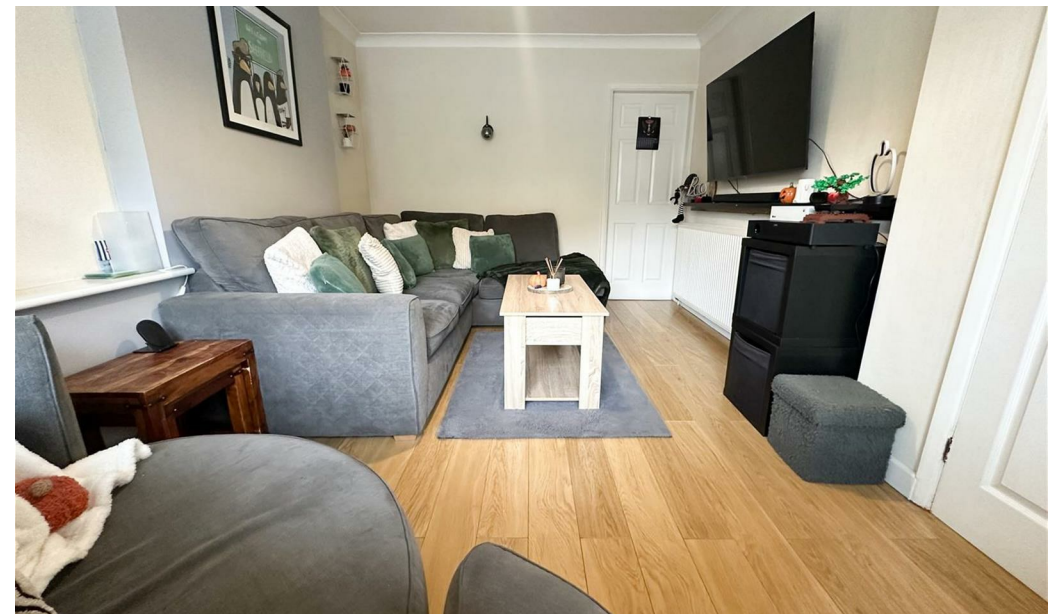
1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic 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.





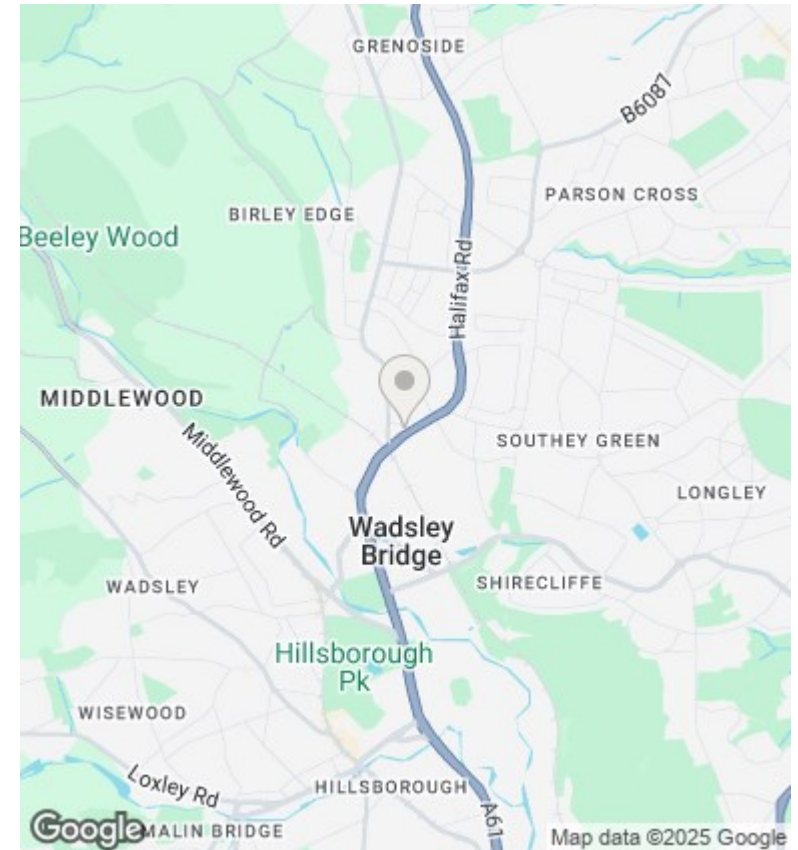
## Directions

## Viewings

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

## Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
<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>60</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 