



Preston Baker
Estate & letting agents

1 Daresbury Road
Sheffield, South Yorkshire, S2 3LN

£100,000

At a glance

www.prestonbaker.co.uk



3X | 1X | 1X | 3X | 0X



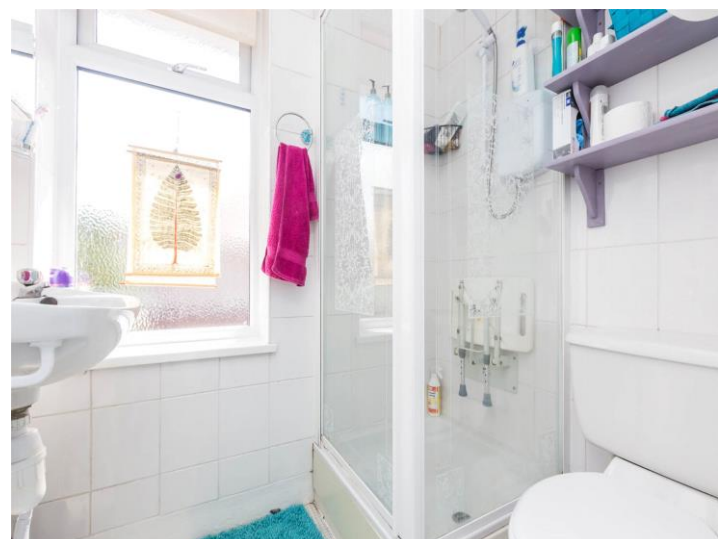
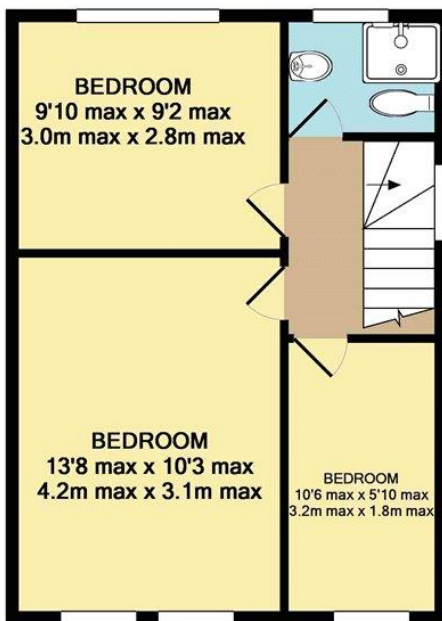
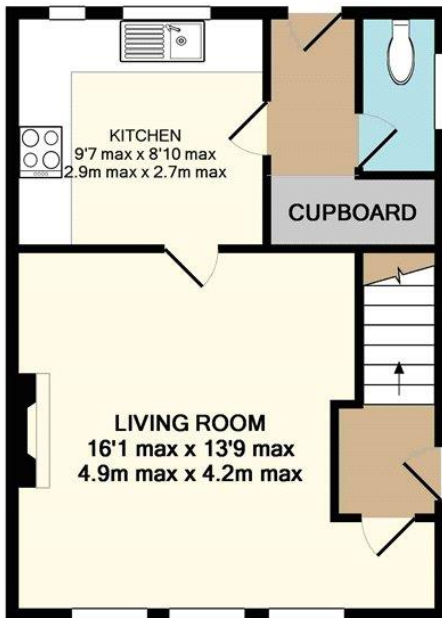
Preston Baker are delighted to introduce to the market this well-presented three bedroom semi-detached family home. The property boasts a prime location benefiting from excellent road and public transport links with direct access to the City, varied local amenities, a favourable school catchment and stunning views over the City. Comprising of three bedrooms, shower room, kitchen, living room, downstairs w/c, gardens to three sides and benefiting from a complete re wire, new windows and doors two years ago this well-proportioned family home really should be viewed.

The property is accessed via a side facing entrance door which opens to the hall, from here a doors opens to the ground floor while the stairs rise to the first floor. The front facing living room includes a feature fireplace and three windows from which the stunning views of the City can be seen. The kitchen features well-appointed wall and base units providing a wealth of cupboard storage.

To the first floor there are three bedrooms, two spacious doubles and a generous single. The family shower room showcases a three piece suite consisting of shower, wash basin and toilet.

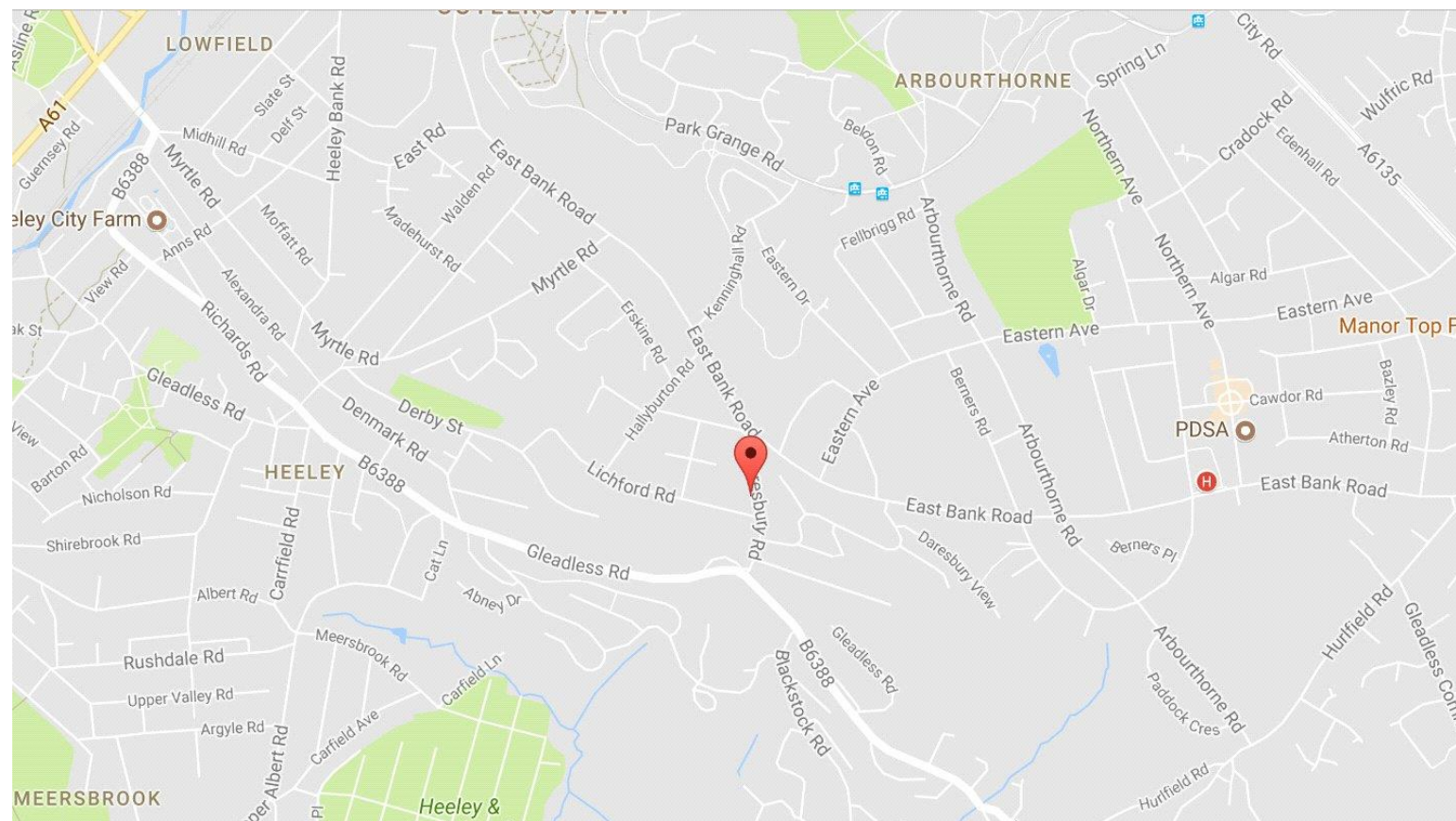
Externally the property benefits from extensive gardens to three sides of the property providing an ideal space for relaxing in the warm summer months.





TOTAL APPROX. FLOOR AREA 728 SQ.FT. (67.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2017



**Preston
Baker**



Preston Baker

Ecclesall Road, Sheffield
S11 8TH

sheffield@prestonbaker.co.uk

0114 349 0590

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92+)	84
B (81-91)	
C (69-80)	62
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	