







## 48 Ibbotson Road

Walkley • Sheffield • S6 5AD

Guide Price £160,000 - £170,000

A two bedroomed end terrace house in Walkley ideal for first time buyers with no onward chain. The property has uPVC double glazing, gas central heating with combination boiler and cellar. The accommodation comprises: Living room with feature fireplace having shelving to one side and a stripped pine floor. Kitchen having a range of units in white with contrasting worktops, quarry tiled floor, downlighters, hob, oven, extractor, washing machined and fridge/freezer included. From the kitchen there is access to the cellar and the rear garden. First floor landing with access to the roof space. Bedroom 1 with fitted wardrobes and excellent views. Bedroom 2 with built-in storage cupboard. Bathroom having a white suite, shower attachment, part tiled, ladder radiator and extractor. To the rear of the property is an enclosed garden with decked area and raised planters. Ibbotson Road is well-placed for local shops and amenities, schools, recreational facilities and access to the city centre, hospitals, universities and the Peak District.





- 2 Bedroom End Terrace
- Kitchen Appliances Included
- uPVC Double Glazing
- Combination Boiler
- Cellar
- Excellent Amenities & Transport Links
- Leasehold - 800 years from 1899 - Ground Rent £1.75pa
- EPC Rating TBC
- Council Tax Band A
- No Onward Chain

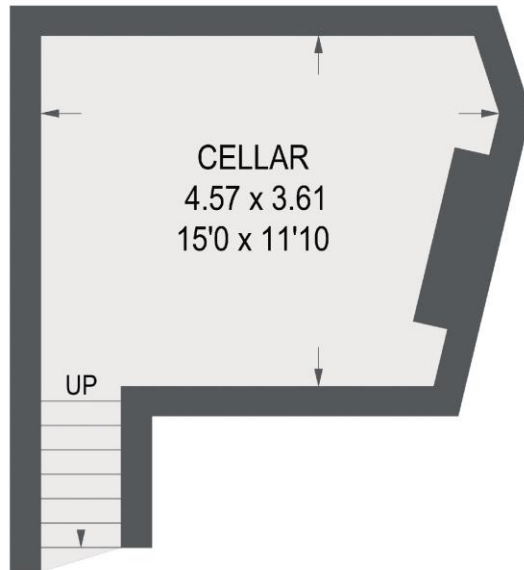


## 48 IBBOTSON ROAD

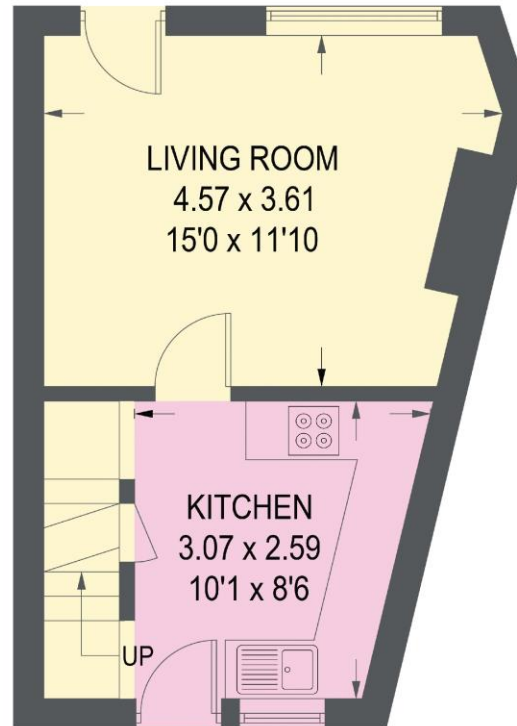
APPROXIMATE GROSS INTERNAL AREA = 53.5 SQ M / 575 SQ FT

CELLAR = 16.8 SQ M / 181 SQ FT

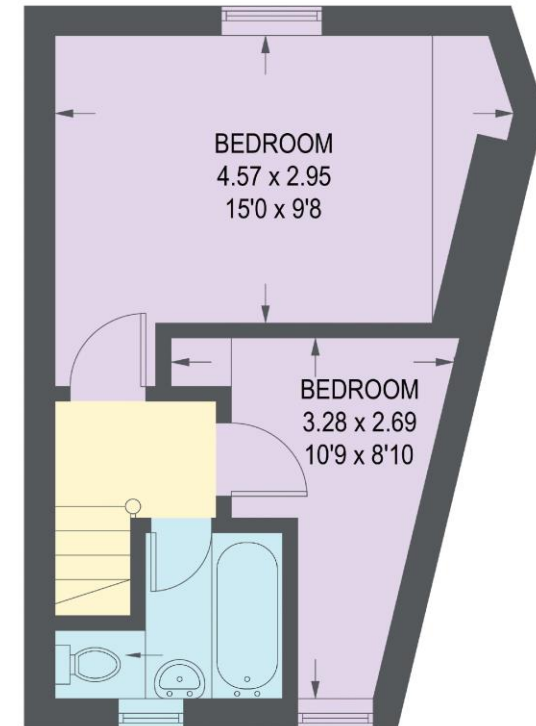
TOTAL = 70.3 SQ M / 756 SQ FT



**CELLAR**  
16.8 SQ M / 181 SQ FT



**GROUND FLOOR**  
26.8 SQ M / 288 SQ FT



**FIRST FLOOR**  
26.7 SQ M / 287 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.