





51 Deerlands Avenue

Parson Cross • Sheffield • S5 7WQ

Asking Price £115,000

Recently redecorated 2 double bedroom end terrace property located on a popular road in Sheffield S5. Ideally located with excellent transport links close to the Northern General Hospital. Ideal for first time buyers or investors. Benefits from combination gas central heating, double glazing and south facing rear garden. Freehold with no onward chain. The ground floor features a light and airy front facing lounge with wall mounted gas fire and generous under stairs storage. The fitted kitchen overlooks the rear garden providing space with plumbing for freestanding appliances and side porch creating rear door access, along with storage room and ground floor WC. The first floor comprises of 2 double bedrooms, the larger front facing room incorporates built in storage, both presented with recently decorated neutral walls. The bathroom is equipped with 3 piece white suite and overhead shower. Externally are 2 good sized gardens, at the rear is a south facing, raised lawn bordered by mature heading and rustic fencing. Deerlands Avenue is well-placed for local shops and amenities, local schools, Longley Park, other recreational facilities, public transport and access to the Northern General Hospital, Meadowhall, the M1 motorway and Sheffield City Centre.

Freehold with no onward chain. Council Tax band A, EPC rating D



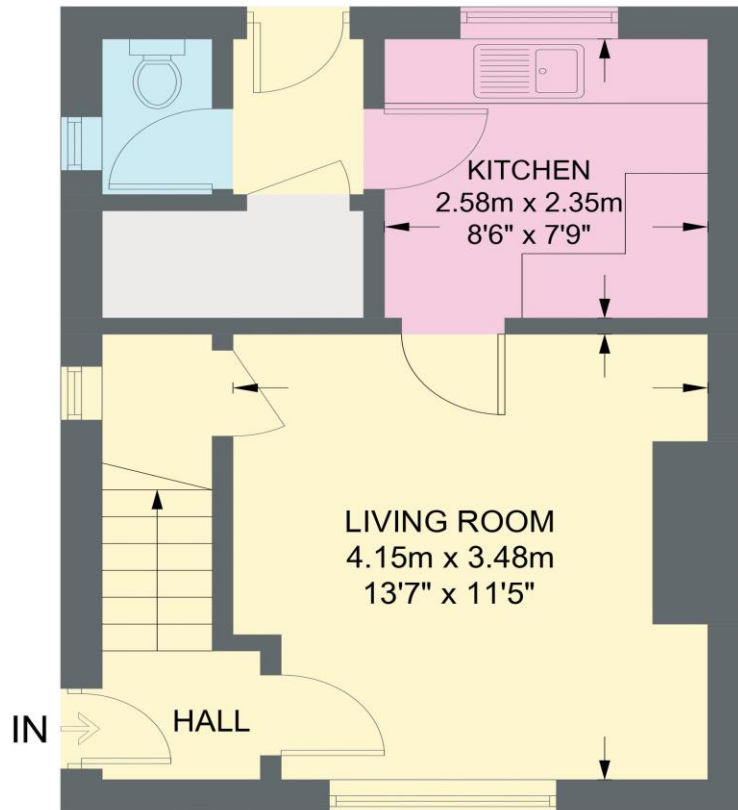
- End Terrace Property in S5
- 2 Double Bedrooms & White Bathroom Suite
- Recently Redecorated
- Light & Airy Accommodation
- Excellent Transport Links

- Close to Range of Local Amenities
- Combination Boiler & Double Glazing
- Front & Rear South Facing Garden
- Freehold & No Chain
- Council Tax Band A, EPC Rating D

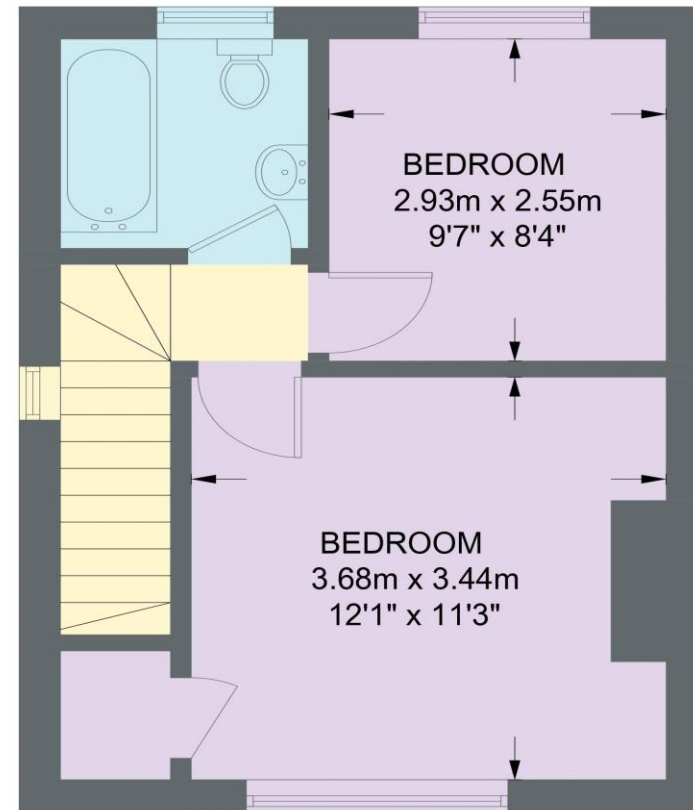


51 DEERLANDS AVENUE

APPROXIMATE GROSS INTERNAL AREA = 61.0 SQ M / 656 SQ FT



GROUND FLOOR
30.6 SQ M / 329 SQ FT



FIRST FLOOR
30.4 SQ M / 327 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.