





2 Kirkby Way

Gleadless • Sheffield • S12 2LZ

Asking Price £180,000

Occupying a sought after corner plot in the popular area of Gleadless is this well appointed 3 bedroom semi detached family home with driveway and garage. In need of decorative upgrading the property offers a great opportunity to place your own stamp on and has a pleasant elevated rear aspect and superb potential to extend subject to planning consents. Offered for sale with NO CHAIN Leasehold £6 per annum. In brief the accommodation comprises; uPVC door to the uPVC generous entrance porch, access via a wooden front door to the hallway with fitted cloaks cupboard. Open plan Lounge / Dining room with front facing uPVC bay window, feature Adam style fire surround with marble inset and hearth, there is a plug point for an electric fire, to the dining area is a wall mounted gas fire and uPVC sliding patio doors boasting a fantastic aspect. Kitchen fitted with a range of wall and base units, roll top work surface, integrated NEFF electric oven and microwave, 4 ring electric hob and space for an electric washing machine which is to be included in the sale, side uPVC door and an understairs cupboard housing the boiler. Upstairs are two double bedrooms both with ample fitted wardrobes and a further single bedroom. Shower room, fully tiled with walk-in double shower. Outside to the front and side are mature well stocked gardens with gravel beds, enclosed with privet and rustic fencing, a drive provides access to the detached Garage. A wrought iron gate leads to the rear enclosed garden laid to lawn with mature planting, raised patio and a timber shed which is to be included. Kirkby Way is a popular road, well-served by local shops and amenities, local schools, recreational facilities, and public transport, including the Supertram, with access links to the city centre, motorway, St James Park, the universities, hospitals, as well as the Peak District. Please note that this property belongs to a relative of an employee of haus estate agents.



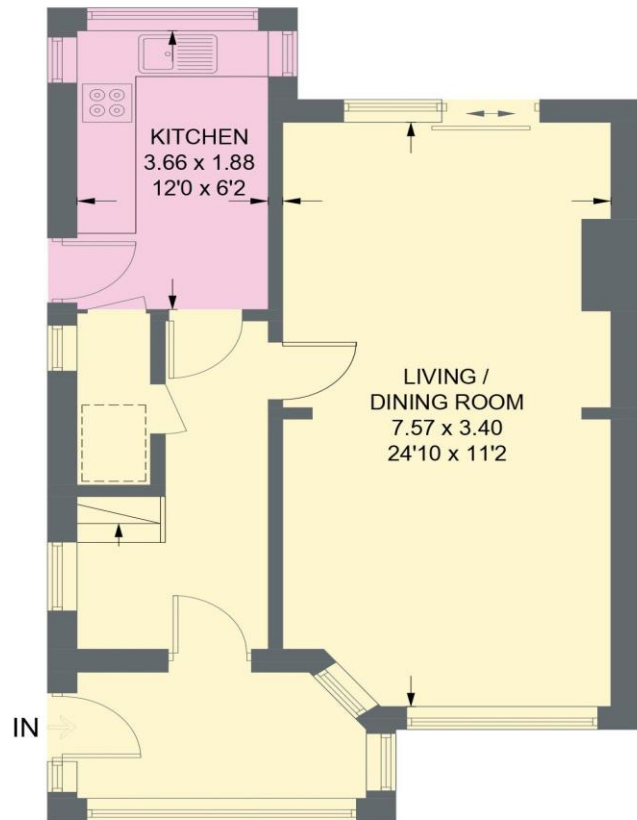
- 3 Bedroom semi detached house
- Corner Plot
- Potential to extend (subject to planning permission)
- uPVC double glazing
- Gas central heating
- In need of decorative modernisation
- Sought after location
- No Chain
- Garage and driveway

2 KIRKBY ROAD

APPROXIMATE GROSS INTERNAL AREA = 87.5 SQ M / 942 SQ FT

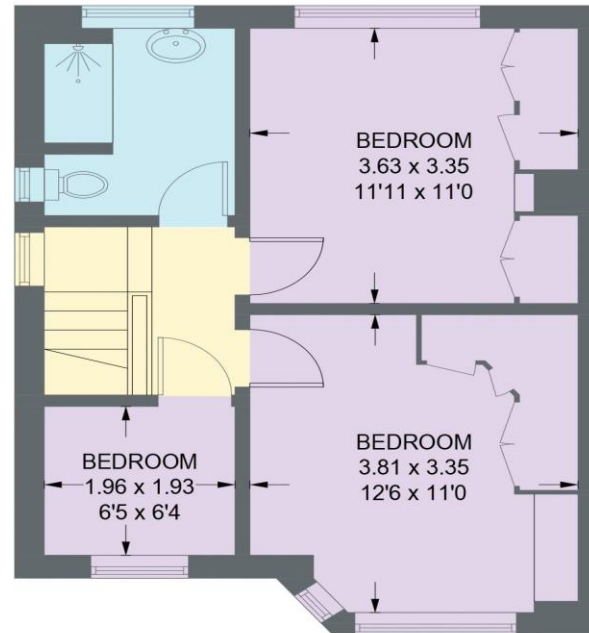
GARAGE = 12.4 SQ M / 133 SQ FT

TOTAL = 99.9 SQ M / 1075 SQ FT

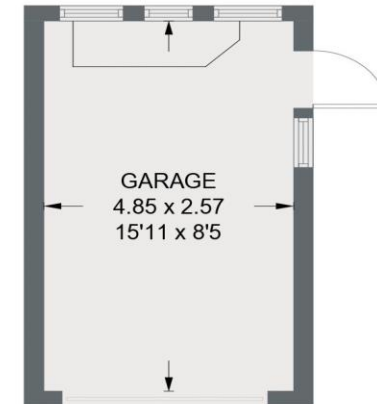


GROUND FLOOR
48.0 SQ M / 517 SQ FT

= REDUCED HEADROOM BELOW 1.5m / 5'0



FIRST FLOOR
39.5 SQ M / 425 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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.