



**Clifton Avenue, S9 4BA**

**Guide Price £170,000**

**\*\*Guide Price £170,000 - £180,000\*\***

Virtual Walk Through

SK Estate Agents are delighted to offer to the market for SALE and with NO ONWARD CHAIN this well presented three bedroom semi-detached property located in the popular residential area of Handsworth. Well placed for a good range of local amenities and the motorway network, Sheffield and Rotherham, together with Meadowhall retail complex are all within easy travelling distance. The property in brief comprises: entrance hallway, lounge, dining room, off-shot kitchen, three bedrooms, bathroom, paved driveway to the front of the property, shared access to the garage and an enclosed rear garden. An internal inspection is highly advised.

Tenure: Leasehold



## Entrance

Entry via side facing UPVC and glazed door into hallway having carpeted flooring, side facing UPVC double glazed window and carpeted stairs leading to first floor.

## Lounge

14'9" x 12'9" (4.51m x 3.90m)

Large lounge with front facing UPVC double glazed bay window allowing ample natural light. Having carpeted flooring, gas central heating radiator, decorative picture rail and modern feature fireplace.

## Dining Room

12'1" x 11'3" (3.69m x 3.45m)

Well presented and neutrally decorated dining space benefiting from exposed wood flooring, feature gas fireplace with wooden surround, rear facing UPVC double glazed window, decorative picture rail and door leading to utility store.

## Kitchen

7'3" x 8'2" (2.23m x 2.50m)

Fitted with shaker style cream wall and base units with complementary work surfaces incorporating one and a half bowl Belfast sink with stainless mixer tap and 4 ring gas hob with electric oven below and extractor above. Having tiled splashbacks, tiled flooring, side facing UPVC double glazed door and rear facing UPVC double glazed window with views over the garden.

## Landing

Having carpeted flooring and doors leading to bedrooms, bathroom and cupboard housing immersion heater.

## Bedroom One

8'10" x 10'7" (2.70m x 3.23m)

Well presented double bedroom having front facing UPVC double glazed window, carpeted flooring, gas central heating radiator and door leading to useful storage cupboard over stairs.

## Bedroom Two

7'6" x 11'3" (2.31m x 3.44m)

A further double bedroom having rear facing UPVC double glazed window, fitted wardrobes and laminate flooring.

## Bedroom Three

5'7" x 7'5" (1.72m x 2.28m)

Front facing bedroom with UPVC double glazed window having carpeted flooring and central heating radiator.

## Bathroom

4'9" x 7'10" (1.47m x 2.41m)

Fully tiled bathroom fitted with white suite comprising of: WC, pedestal wash hand basin, and paneled bath with electric shower over and screen to one side. Having rear facing UPVC double glazed obscure window and gas central heating radiator.

## Outside

To the front of the property there is a block paved driveway providing off road parking for 2 vehicles.



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Company No: 08028567

To the rear is a good size garden having decked area, patio seating area and a well maintained lawned area. Also having good size garage providing useful storage space.



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



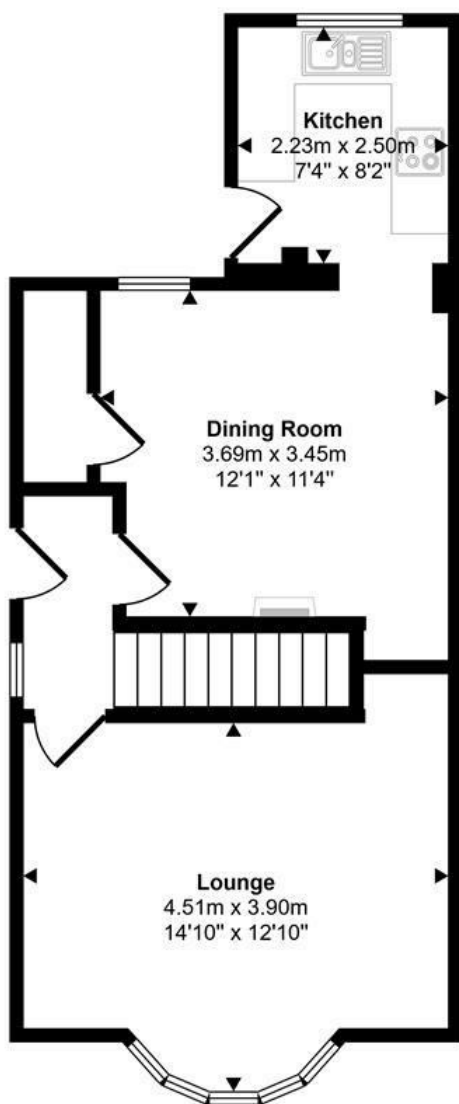
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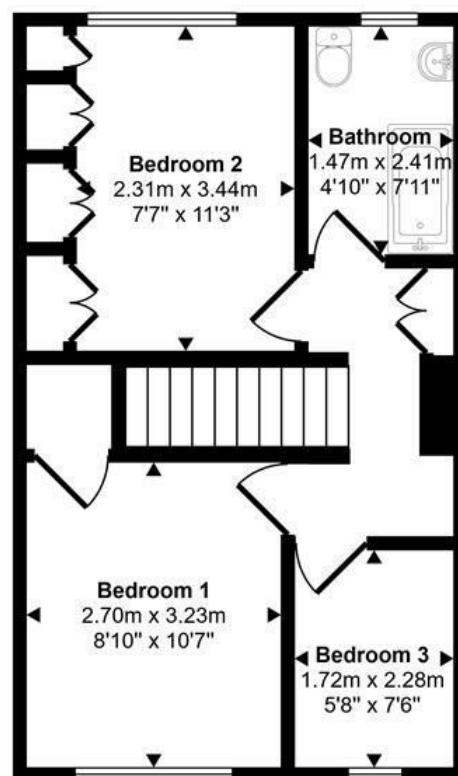
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Approx Gross Internal Area  
78 sq m / 839 sq ft



Ground Floor  
Approx 43 sq m / 458 sq ft



First Floor  
Approx 35 sq m / 381 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 | 57      | 84                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   | 57      |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|-----------------------------------------------------------------|---------|----------------------------|
|                                                                 | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                            |
| (92 plus) A                                                     |         |                            |
| (81-91) B                                                       |         |                            |
| (69-80) C                                                       |         |                            |
| (55-68) D                                                       |         |                            |
| (39-54) E                                                       |         |                            |
| (21-38) F                                                       |         |                            |
| (1-20) G                                                        |         |                            |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                            |
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