



54 CLARKE AVENUE SHEFFIELD, S25 3PJ

**£160,000
FREEHOLD**

This well-presented, contemporary home offers stylish and practical accommodation ideally suited to modern living. The property features a welcoming entrance hallway, a spacious living room, an open-plan kitchen diner with French doors to the rear garden, a downstairs WC, two generous double bedrooms and a modern family bathroom. Externally, the home benefits from off-road parking to the front and a private, enclosed rear garden designed for low maintenance and outdoor enjoyment.

Situated in a very much sought-after location, the property is conveniently positioned close to local shops, schools and everyday amenities, while also offering excellent transport links with easy access to the A1 and M1 motorways, making it ideal for commuters and families alike.

**Kendra
Jacob**
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54 CLARKE AVENUE

- Well-presented contemporary home
- Spacious living room and welcoming entrance hallway
- Modern open-plan kitchen diner with French doors
- Convenient downstairs WC
- Two generous double bedrooms
- Stylish family bathroom
- Off-road parking to the front
- Enclosed, low-maintenance rear garden
- Sought-after location close to shops, schools and amenities
- Excellent access to A1 and M1 motorway links



ENTRANCE HALLWAY

A contemporary composite front entrance door opens into a welcoming hallway featuring a staircase rising to the first-floor landing, stylish laminate wood-effect flooring, a central heating radiator and a door providing access to the living room.

LIVING ROOM

An attractive and well-presented living room with a front-facing uPVC double-glazed window, two central heating radiators and laminate wood-effect flooring. A door leads through to the inner hallway.

INNER HALLWAY

Providing access to a generous storage cupboard and a modern downstairs WC. The laminate flooring continues seamlessly and the space opens through to the kitchen diner, enhancing the sense of flow and modern living.

DOWNSTAIRS WC

Fitted with a modern white suite comprising a pedestal hand wash basin with tiled splashback, low-flush WC, central heating radiator, vinyl flooring and an electric extractor fan.

KITCHEN DINER

A stylish open-plan kitchen diner ideal for modern family living. The kitchen is fitted with a range of contemporary wall and base units with complementary work surfaces, incorporating a stainless-steel sink with mixer tap. There is space for freestanding appliances including a gas cooker, washing machine, tumble dryer and fridge freezer. The

walls are part-tiled and a rear-facing uPVC double-glazed window provides natural light. Vinyl flooring continues into the dining area, which features a central heating radiator and rear-facing uPVC double-glazed French doors opening onto the garden.

FIRST FLOOR LANDING

Featuring spindle balustrades, access hatch to the loft space and doors leading to two double bedrooms and the family bathroom.

MASTER BEDROOM

A generously proportioned double bedroom with a rear-facing uPVC double-glazed window and central heating radiator.

BEDROOM TWO

A well-sized second double bedroom with two front-facing uPVC double-glazed windows, central heating radiator and a large overstairs storage cupboard.

FAMILY BATHROOM

Fitted with a modern three-piece white suite comprising a panelled bath with electric overhead shower, pedestal hand wash basin and low-flush WC. The walls are part-tiled and finished with wood-effect vinyl flooring, a central heating radiator, electric extractor fan and a side-facing obscure uPVC double-glazed window.

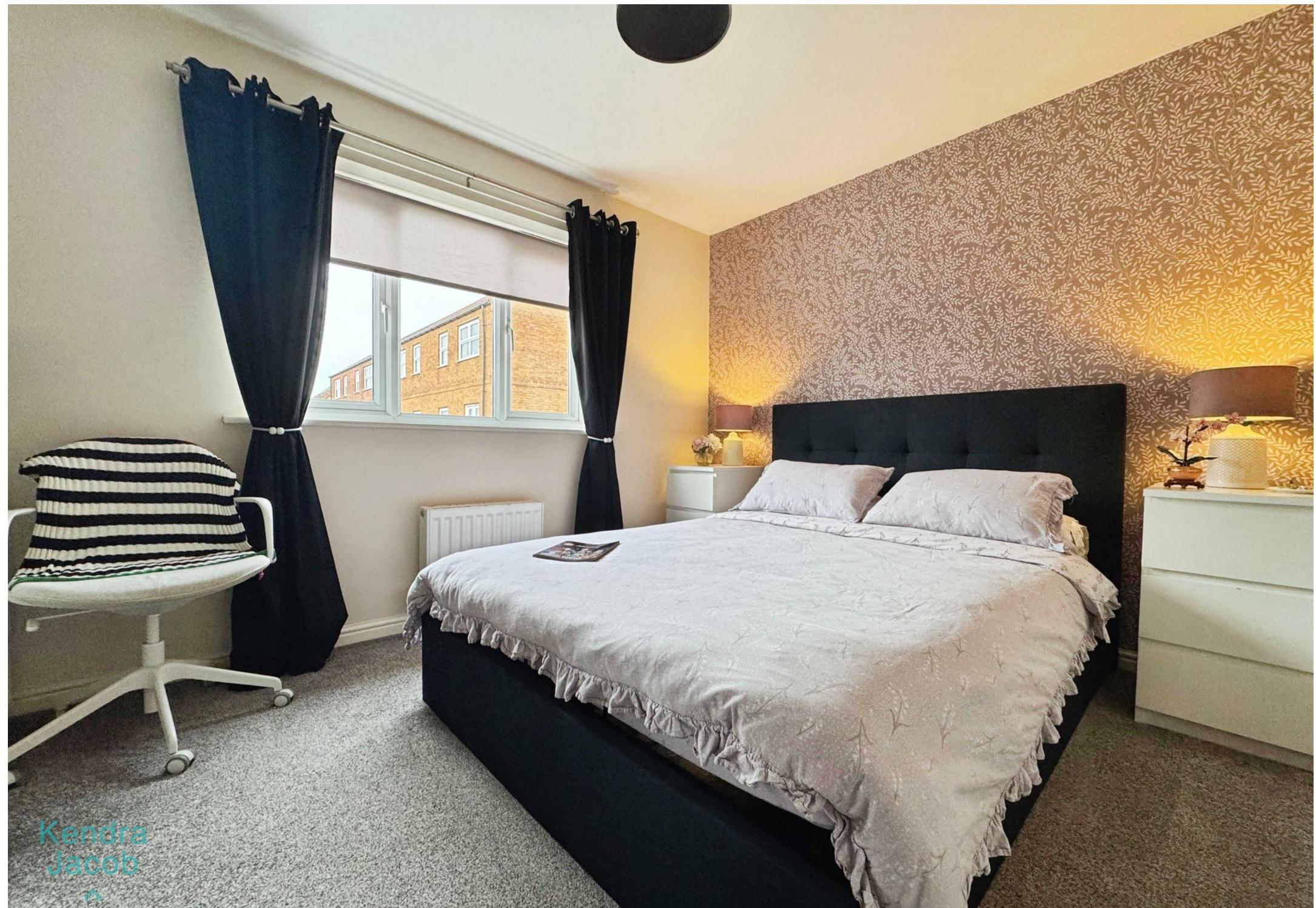
EXTERIOR

To the front of the property is a small garden laid to lawn with parking for one vehicle and gated access to the rear. The enclosed rear garden has been designed for low

maintenance and outdoor enjoyment, featuring an extensive paved patio seating area, lawn, low-maintenance borders, external lighting, outside water tap and a garden shed.

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ADDITIONAL INFORMATION

Local Authority – Rotherham

Council Tax – Band A

Viewings – By Appointment Only

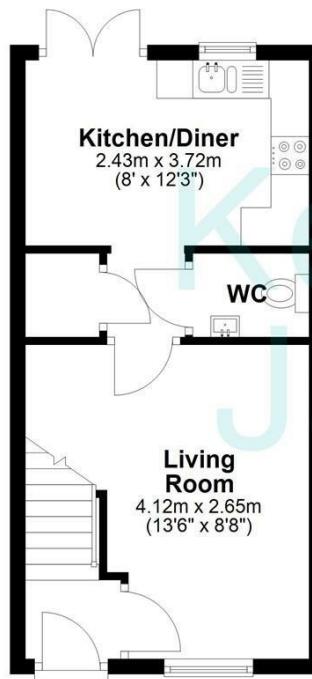
Floor Area – 633.90 sq ft

Tenure – Freehold



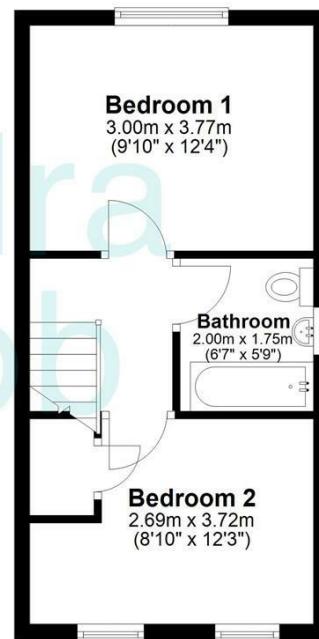
Ground Floor

Approx. 29.4 sq. metres (315.9 sq. feet)



First Floor

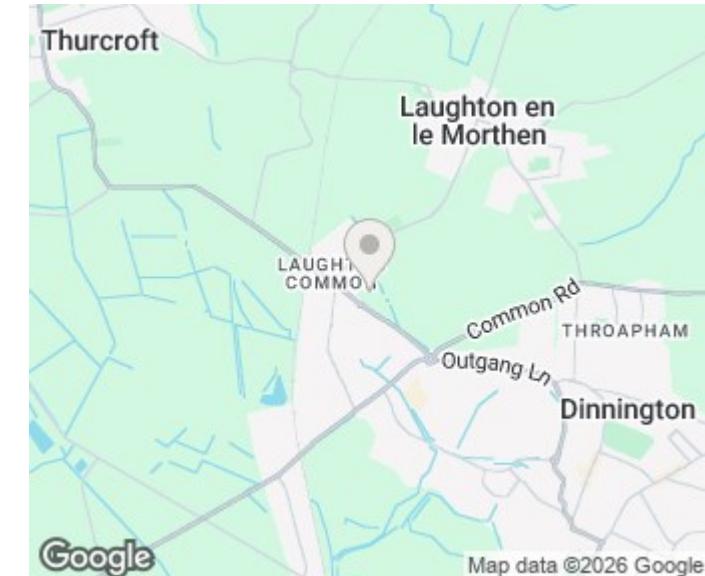
Approx. 29.5 sq. metres (318.0 sq. feet)



Total area: approx. 58.9 sq. metres (633.9 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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