



26 CHESTNUT AVENUE SHEFFIELD, S26 5LN

£125,000
FREEHOLD

GUIDE PRICE £125,000 - £135,000

This property is offered for sale with NO CHAIN and would be perfect for a first time buyer. The property has front and rear gardens and a driveway providing off road parking. The property briefly comprises of entrance hall, lounge, dining kitchen, downstairs WC, three good sized bedrooms and shower room. BOOK A VIEWING NOW - DO NOT MISS OUT

**Kendra
Jacob**

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26 CHESTNUT AVENUE

• Guide Price £125,000 - £135,000 • NO CHAIN • Perfect For A First Time Buyer • Close To Local Amenities • School Catchment • Convenient For The Motorway Network • Lounge And Dining Kitchen And Ground Floor WC • Three Good Sized Bedrooms • Gardens Front and Rear And Driveway • **BOOK A VIEWING NOW - DO NOT MISS OUT**



Entrance Hall

With useful storage cupboard and front door leading into the entrance hall.

Lounge

With two windows overlooking the rear garden and Adam style fireplace.

Dining Kitchen

With a range of wall and base units with work surfaces over, two windows overlooking the front and central heating radiator. A door leads to the rear garden.

Downstairs WC

With low flush WC, window to the side and central heating radiator.

First Floor Landing

With window overlooking the front and airing cupboard housing the central heating boiler.

Bedroom One

Window overlooking the front and central heating radiator.

Bedroom Two

With window overlooking the rear and central heating radiator.

Bedroom Three

With window overlooking the rear and central heating radiator.

Shower Room

With shower cubicle, low flush WC and wash hand basin. Heated towel rail and window overlooking the front.

Outside

To the front of the property is a driveway providing off road parking and lawned area. To the rear the garden is fully enclosed, mainly laid to lawn and patio area.

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ADDITIONAL INFORMATION

Local Authority – Rotherham

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 854.50 sq ft

Tenure – Freehold





Total area: approx. 78.5 sq. metres (845.5 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

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajacob@jbs-estates.com

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