



## **Sicey Avenue, Firth Park , Sheffield, S5 0RN**

TWO BEDROOMS | END TERRACE | OFF-STREET PARKING | REAR GARDEN  
FREEHOLD | NO CHAIN | ENERGY PERFORMANCE RATING D |

**Asking Price: £75,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## **Sicey Avenue, Firth Park , Sheffield, S5 ORN**

A two bedroom end of terrace house is available with no chain in the popular residential area of Firth Park with access to local amenities and public transport links. The property would benefit from a scheme of modernisation although does benefit from uPVC double glazed units (except one) and a gas fired central heating system.

The property comprises of; side entrance lobby, front facing lounge and a kitchen diner to the rear. To the first floor are two bedrooms and a white bathroom suite. Outside there is off street parking and a garden to the rear.

### **ON THE GROUND FLOOR**

#### **SIDE ENTRANCE LOBBY**

Providing stair way access to the first floor.

#### **LOUNGE**

*4.11m (13' 6") x 3.49m (11' 5")*

A reception room being to the front having a feature fireplace surround with a tiled back and hearth housing a gas fire. There is a under stair cupboard with a wooden framed single glazed window and a dado rail to the walls.



#### **KITCHEN DINER**

*4.49m (14' 9") x 2.36m (7' 9")*

A stainless steel sink unit has cupboards below with space plumbing and drainage for an automatic washing machine. There is a further worktop having cupboards and drawers below with space for a cooker. There are a range of wall mounted cupboards with the extractor hood positioned over the cooker position. There is tiling to the splash back, a rear facing window and door. A built in cupboard houses the wall mounted gas fired boiler.



### **ON THE FIRST FLOOR**

#### **LANDING**

Having a side facing window and a loft hatch to the sub roof void.

#### **BEDROOM NO.1**

*4.50m (14' 9") x 3.65m (12' 0")*

The master bedroom is to the front with two built in cupboards one of which houses the hot water cylinder. A picture rail to the walls.



## BEDROOM NO.2

3.04m (10' 0") x 2.93m (9' 7")

The second bedroom is to the rear with coving to the ceiling.



## BATHROOM

A white suite comprises of a panel bath with an electric shower over, a bracket wash hand basin and a low flush WC. The walls and floor are tiled and there is a rear facing window.



## OUTSIDE

To the front there is a driveway providing off-street parking. To the rear is a garden laid to lawn.



## GENERAL REMARKS

### CENTRAL HEATING AND DOUBLE GLAZING

This property benefits from a gas fired central heating system with a conventional boiler and the windows are uPVC double glazed sealed units with the exception of one which is a wooden framed single glazed unit.

### TENURE

We understand that this property is freehold.

### RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

### VACANT POSSESSION

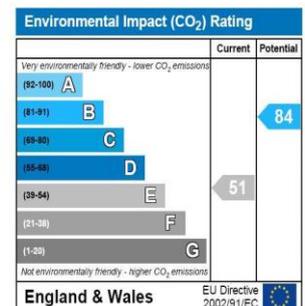
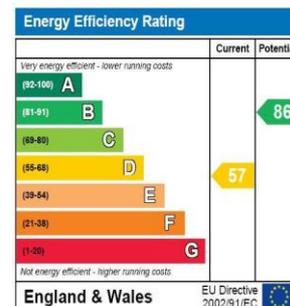
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

## ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### OPENING HOURS

Monday 9-5:30  
Tuesday 9-5:30  
Wednesday 9-5:30  
Thursday 9-5:30  
Friday 9-5:30  
Saturday 9 - 1pm  
Sunday Closed

## **THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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### **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.