



- THREE STOREY
- THREE BEDROOMS
- FEATURE UPVC WINDOW TO LOUNGE
- MODERNISED KITCHEN DINER

Raynald Road, Sheffield, S2 1PR

Guide Price £130,000 - £140,000

THREE STOREY FAMILY HOUSE is now available for viewings. The ground floor has the entrance door and a tandem garage. The first floor offers a bright kitchen diner, wc and Lounge with feature window. The top floor has three bedrooms and the family bathroom. There is a driveway and an enclosed garden.



Property Description

HALLWAY

The front door leads you in to the hallway on the ground floor which provides access to the garage and stairs to the first floor. There is a radiator to the wall.

HALL

On the first floor the hall offers access to the Kitchen/Diner, wc, the lounge and stairs to the first floor and further stairs to the ground floor.

LOUNGE

10' 0" x 15' 2" (3.05m x 4.64m) A great place to relax with a feature UPVC window which provides a focal point with great views of the surrounding area. There is a further UPVC window to the opposite side and a radiator to the wall.

KITCHEN/DINER

9' 2" x 15' 2" (2.81m x 4.64m) A modernised kitchen fitted with a range of modern blue wall and floor mounted units with a contrasting white laminate worksurface. There is a stainless steel single electric oven with a black induction hob, space and plumbing for a washing machine. The square modern stainless steel sink with mixer tap contribute to the modern theme. The splash backs are tiled with a stainless steel upright behind the hob. The opposite end of the room has space for a dining table and chairs next to the double UPVC doors which lead out to the rear garden. There is a useful under stairs storage cupboard which the current owner uses to house his fridge.

WC

Fitted with a white WC, white wash hand basin and a radiator to the wall.





BEDROOM 1

8' 11" x 15' 5" (2.72m x 4.7m) Spanning across the rear of the house the current owner has wardrobes to one end of the room with plenty of space for a double bed at the other. There are twin UPVC windows with a radiator to the wall.



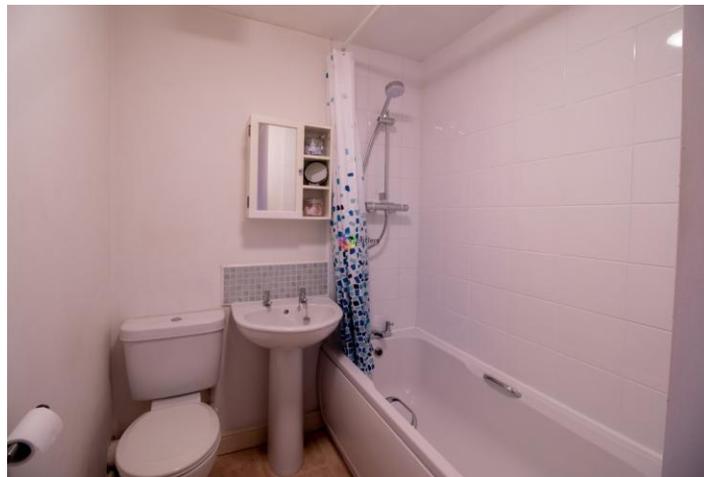
BEDROOM 2

11' 7" x 8' 3" (3.54m x 2.53m) A front facing bedroom with a UPVC window and a radiator to the wall.



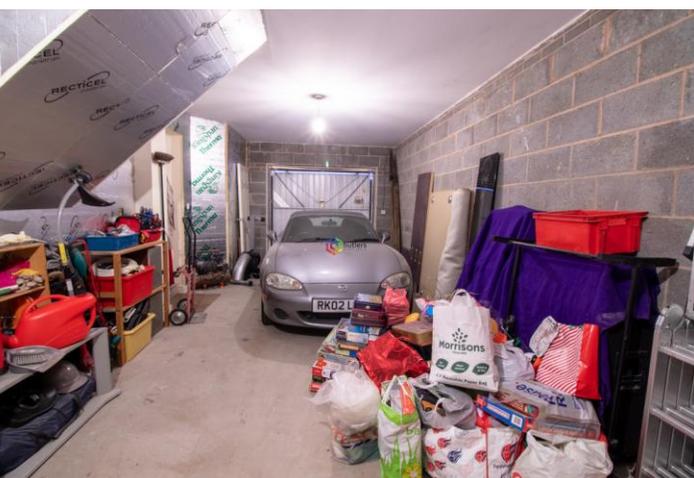
BEDROOM 3

8' 8" x 6' 7" (2.65m x 2.02m) The current owner uses this bedroom as his home office. It has a UPVC window to the front and a radiator to the wall.



BATHROOM

Fitted with a white bath with shower over, a white wc and a white wash hand basin on pedestal. There are white tiles to the walls surrounding the bath and mosaic design tiles to the splashback of the sink.



GARAGE

A great space which could be used as a tandem garage or as it is currently used with a workshop to one end and car garaging to the other end. There is an up and over door with power and light.



EXTERNAL

On approach to the property there is a driveway with a path that leads to the front door. The rear of the property has an enclosed garden with patio seating area and a gate to the rear.



Total area: approx. 117.2 sq. metres (1261.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements and items on the plan should not be relied upon and no responsibility will be taken for any errors or omissions. The floorplan is owned by Butlers Estate Agents Ltd and should not be copied or reproduced without relevant authority
Plan produced using PlanUp.

31a Raynald Road, Sheffield

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

60 High Street, Mosborough,
Sheffield, South Yorkshire, S20
5AE

butlers.co.uk
0114 247 4433
dave@butlers.co.uk

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

