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ESTATE AGENTS

Marketing Preview















116 Smalldale Road, Sheffield, S12 4YD

£170,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1




















CHAIN FREE! FLEXIBLE VIEWING ARRANGEMENTS – CALL NOW TO ARRANGE! A fantastic opportunity to purchase this deceptively spacious two-bedroom semi-detached property, offering excellent potential and ideally suited to first-time buyers. The property benefits from a useful porch, conservatory, off-road parking for two cars with potential to create more, and a generous south-facing rear garden. Further improvements include a new boiler installed in June 2026, a full rewire completed in March 2025, and a new oven installed in December 2025. Conveniently located close to local amenities and schools, with excellent road links to Sheffield, Chesterfield and the M1 motorway.

SUMMARY

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Entering into the hallway, there is access to the lounge and stairs rising to the first floor. The lounge is bright and spacious, featuring a bay window, feature fireplace and a door leading through to the kitchen/diner. The generously sized kitchen/diner is fitted with a range of wall and base units, a new oven, hob and extractor fan, along with an integrated washer/dryer and integrated dishwasher. There is also a useful understairs storage cupboard, a door leading to the porch, which currently houses a full-height fridge/freezer, and double doors opening into the conservatory. The conservatory provides excellent additional living space, with windows and patio doors overlooking and leading out to the rear garden.

Stairs rise to the first-floor landing, which has a window and doors leading to two bedrooms and the shower room. Bedroom one is a good-sized double bedroom with a bay window overlooking the front, fitted wardrobes and a useful airing cupboard housing the combi boiler. Bedroom two is also a double bedroom, with a window overlooking the rear and fitted wardrobes. The shower room comprises a WC, wash hand basin and shower cubicle with handheld shower.

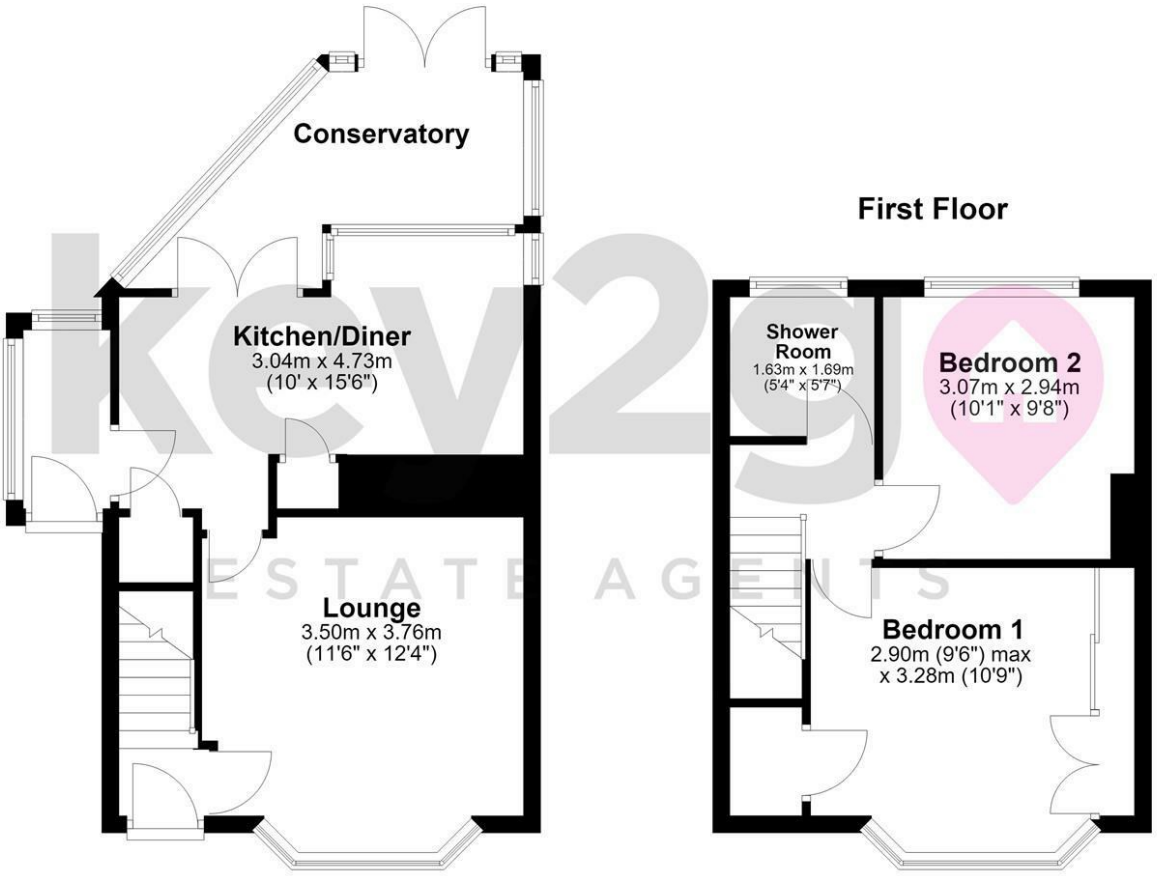
To the front is a small lawn area, off-road parking, with a shared central driveway leading to further off-road parking and the rear south-facing garden. The garden features a shed, brick-built outhouse, lawned area and steps leading down to a patio.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER - NEW JUNE 2026
- REWIRED MARCH 2025
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

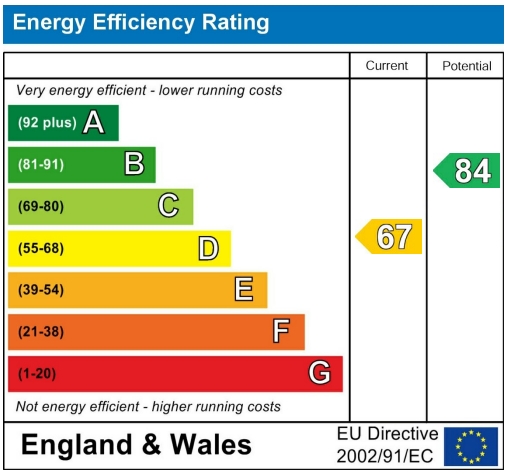
Ground Floor



First Floor

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Total area: approx. 76.7 sq. metres (825.1 sq. feet)





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