







1 1

Erskine Road, Arbourthorne, Sheffield, S2 3LP

BELVOIR!



Key Features

- > Three Bedroom House
 - > No Chain
 - > Freehold
 - > Rear Garden
- > Spacious Dining Kitchen
 - > Downstairs WC
 - > Tenure: Freehold
 - > EPC rating C

Belvoir Sheffield are pleased to bring to the market this large end of terraced house with three bedrooms and private rear garden to the market.

It is located in the popular S2 area of Sheffield and there is no chain.

Early viewing is advised









The property briefly comprises of: Hallway with door leading to downstairs toilet with W.C. and sink, good size spacious dining kitchen with a range of wall and base units with storage cupboard in corner, large living room with door accessing rear garden.

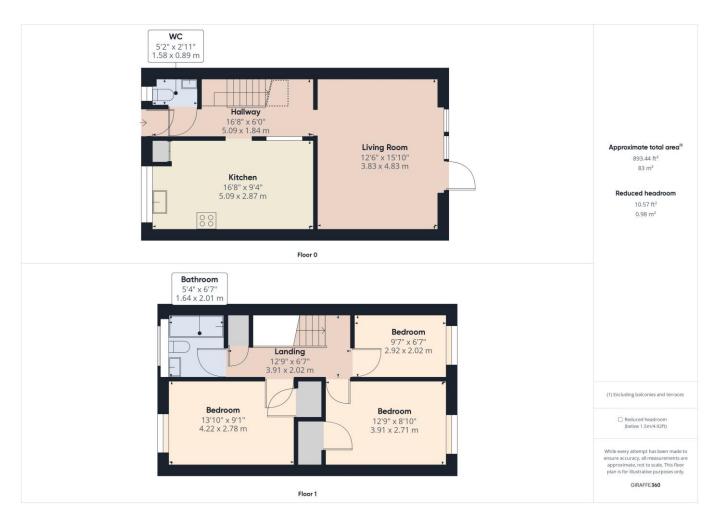
To the first floor there is a spacious landing area with storage cupboard, two double bedrooms, one single bedroom and a family bathroom comprising of bath with shower over, W.C. and sink.

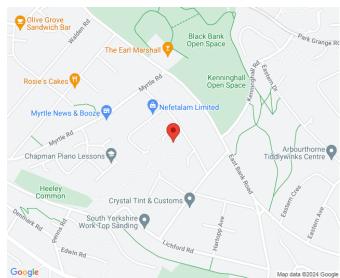
The private rear garden has a decked area along with a lawn. To the front there is a small garden with lawn and an outbuilding for storage.

The property is located in the popular S2 suburb of Sheffield and benefits from excellent transport links to both the city centre and wider transport network, as well as numerous local shops and amenities.

There is a current tenant in situ paying £690 per month on a monthly rolling contract so can be served notice should a buyer want to reside in the property.

Disclaimers and Advice: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.





Contact us today to arrange a viewing...

BELVOIR!