



3  1  1 

Eastern Crescent, Sheffield, S2 2GF

BELVOIR!

OIRO £150,000



Key Features

- > Three Bedrooms
 - > Driveway
- > Large Private Rear Garden
- > Vacant Possession & No Chain
 - > Recently Refurbished
 - > Front & Rear Porch
 - > Tenure: Freehold
 - > EPC rating D

Belvoir Sheffield are pleased to bring to the market this three bedroom semi detached house which has recently undergone a scheme of renovation.

The property has a driveway and a large private rear garden as well as front and rear porches.

Located in the popular S2 area of Sheffield which is just a 10-minute journey from Sheffield City Centre.

Ideal for a first-time buyer or investor alike with potential rental income of £850 per month

Early viewing is advised



In brief the property consists of: -

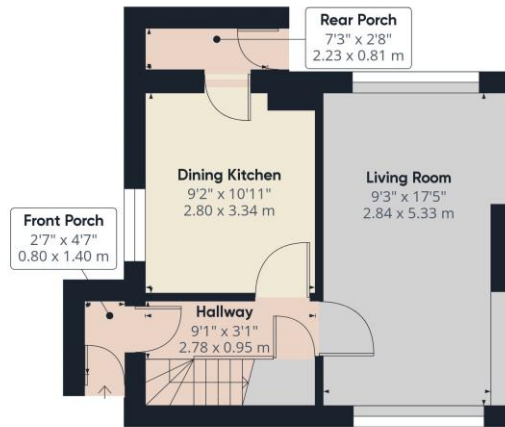
Front porch leading into hallway with large storage cupboard. Living room with dual aspect windows and feature fireplace. Newly refurbished dining kitchen with a range of modern wall and base units with space for washing machine and cooker. Rear porch with steps leading down to rear garden.

To the upstairs there are 3 double bedrooms and a family bathroom consisting of bath with shower over, sink and W.C. To the exterior there is a large private rear garden and a driveway for one car to the front. The property has recently had new windows and doors fitted and decorated and carpeted throughout.

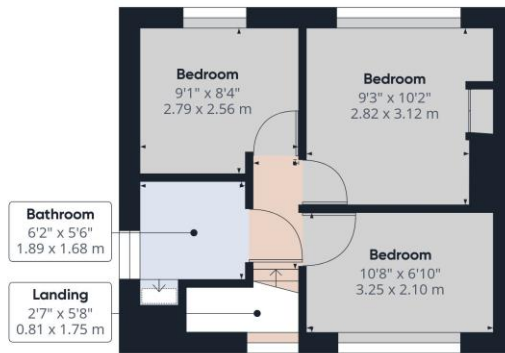
The property is located in the popular S2 suburb of Sheffield and benefits from excellent transport links to both the city centre and wider transport network, as well as numerous local shops and amenities.

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.



Floor 0



Floor 1

Approximate total area⁽¹⁾
697.7 ft²
64.82 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Contact us today to arrange a viewing...

BELVOIR!

www.belvoir.co.uk/offices/sheffield

0114 252 5215