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Queen Mary Road, Manor,
Sheffield, S2 1JJ

BELVOIR!

Offers in excess of £135,000



Key Features

- > Terraced House
- > Secure Allocated Parking Space
- > Private Rear Garden
- > Porch
- > Three Bedrooms
- > Popular S2 Location
- > Tenure: Leasehold
- > EPC rating C

Belvoir Sheffield are pleased to bring to the market this three-bedroom mid terraced house in the sought after S2 area.

The property offers three bedrooms, a dining kitchen, private rear garden and allocated parking space to the rear.

There is no chain and would suit all types of buyers from First Time Buyers looking for their first home, families upsizing or investors.



The downstairs accommodation briefly comprises of an entrance porch, good size living room and a dining kitchen which has a range of base and wall units with electric oven, gas hob, extractor, fridge freezer and washing machine including in the sale and patio doors leading to the rear garden.

To the first floor there are two double bedrooms, one small single bedroom and a family bathroom with partially tiled walls and consists of bath with shower over, sink and W.C.

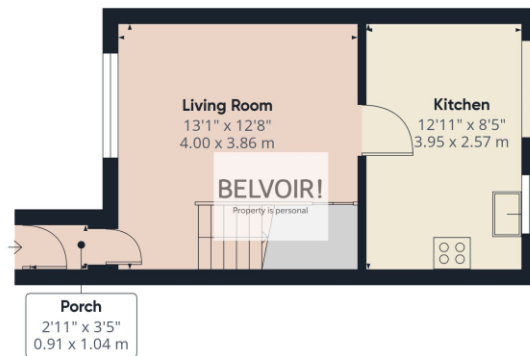
To the exterior is a private rear garden and an allocated parking space in the car park to the rear with a barrier for security.

The property is in need of some upgrading and has gas central heating, double glazing, is neutrally decorated throughout and comes with no chain.

Located close to amenities including local shops, schools, parks and is just a couple of miles from Sheffield City Centre with excellent transport links. There is a tenant in situ at present paying £595 per month who can be served 2 months notice to vacate or would be happy to stay if an investor was to purchase.

Additional Information: • Leasehold • 974 years remaining on lease • Ground Rent £50 per annum • Service charges £321 per annum • Council Tax Band: A (go to <http://cti.voa.gov.uk/cti/inits.asp>) • Central Heating: Gas *as advised by vendors

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



Floor 0



Floor 1

Approximate total area[®]
617.66 ft²
57.38 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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