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Samuel Place, Sheffield, S2 3UJ

Offers in excess of £120,000

BELVOIR!



Key Features

- Large Three Bedroom House
- Vic Hallam Construction
 - No Chain
 - Private Rear Garden
- Ideal Investment or First Time Home
 - View of the City
 - Tenure: Freehold
 - EPC rating D

Non Standard construction

Belvoir Sheffield are pleased to present this well-maintained three-bedroom family home, located in the highly popular S2 area of Sheffield.

The property offers generous living accommodation, including a spacious dual-aspect living room, a private rear garden, and a beautifully presented kitchen and bathroom.

Offered with no onward chain, this home is ideally suited to first-time buyers, growing families looking to upsize, or investors alike, with a potential rental income of approximately £900 per calendar month.



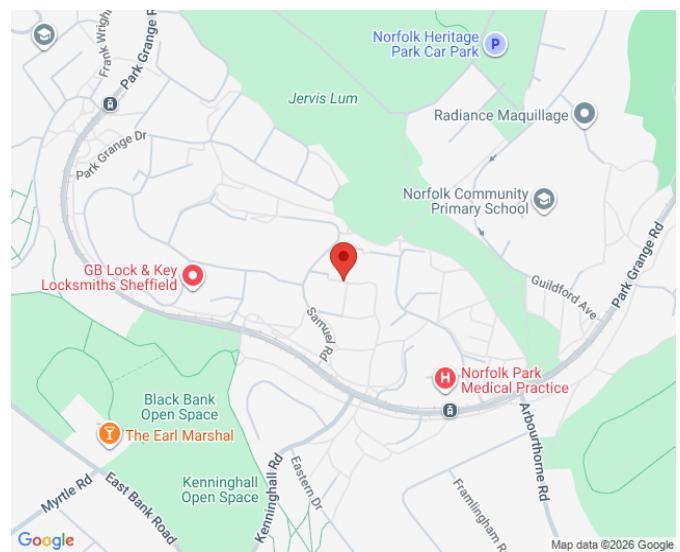
The ground floor accommodation comprises a welcoming entrance hallway with a large, highly practical storage cupboard, along with additional storage concealed behind sliding doors. This level also features a spacious and beautifully presented dual-aspect lounge, enhanced by patio doors opening onto a private rear garden with patio area, lawn, and storage shed. Completing the ground floor is a modern dining kitchen, fitted with an excellent range of contemporary wall and base units, including an integrated oven and hob.

To the first floor, there are three generously proportioned double bedrooms, along with a stunning family bathroom. The bathroom is finished with fully tiled walls and ceiling and includes a corner bath with shower over, wash basin, WC, and heated towel rail.

The property is situated in a highly sought-after location just two miles from the city centre, offering excellent transport links including the SuperTram network, nearby hospitals, and easy access to major motorways. A wide range of shops, schools, and parks are all within comfortable walking distance.

Vic Hallam construction - prospective purchasers are advised to check with their mortgage provider regarding lending acceptability prior to viewing

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