



Rusdale Avenue Meersbrook Sheffield S8 9QF
Offers Around £165,000

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**** NO CHAIN ** SOUTH FACING REAR GARDEN **** Located in the sought after area of Meersbrook is this three bedroom terrace property which is in need of complete modernisation and ideal for the discerning purchaser to alter, adapt and update to their own tastes. The property is ideally placed for local shops, schools, amenities & transport links with easy access to Sheffield City Centre.

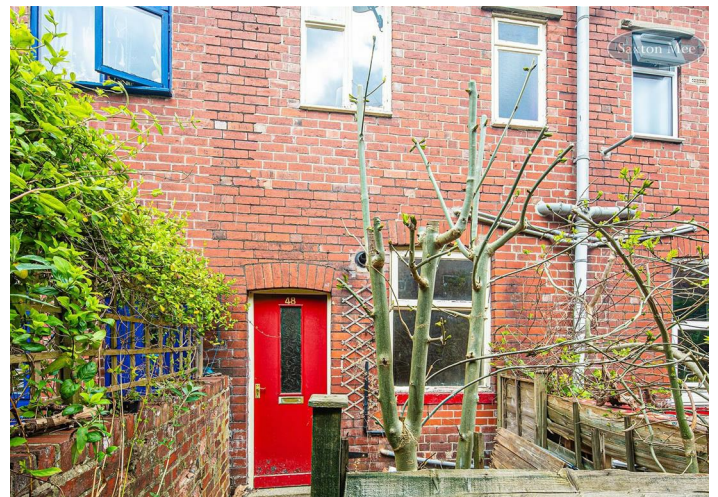
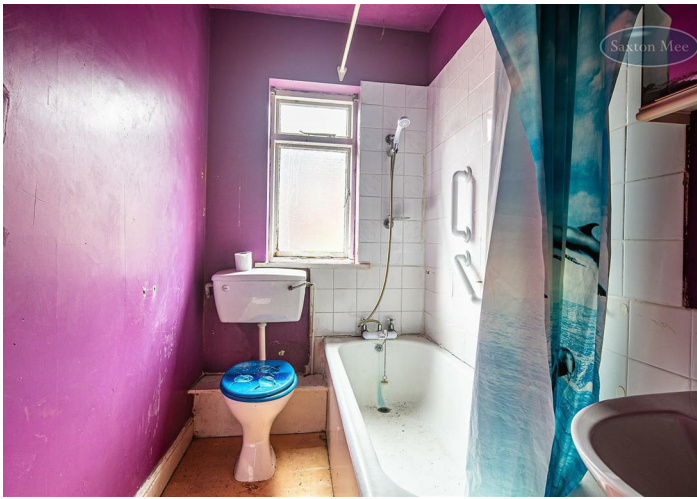
Set over four levels (including the cellar) the living accommodation briefly comprises front door which opens into the lounge. A door then opens into an inner lobby and the kitchen. The kitchen/diner has a rear entrance door and access to the cellar.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. Double bedroom one is to the front aspect. Bedroom two is to the rear.

A further staircase rises to the second floor and attic bedroom three.

- THREE BEDROOM MID TERRACE
- IN NEED OF COMPLETE MODERNISATION
- LOUNGE & KITCHEN/DINER
- SOUTH FACING REAR GARDEN
- CELLAR
- SOUGHT-AFTER SHEFFIELD LOCATION
- LOCAL AMENITIES & TRANSPORT LINK
- IDEAL FOR FIRST TIME BUYERS/INVESTORS
- FREEHOLD
- NO CHAIN





OUTSIDE

To the rear is a south facing garden.

LOCATION

Rushdale Avenue is well-served by a range of local amenities including Meersbrook Park and Cat Lane Woods, which are both a short walk away, reputable local schools, a local convenience store, a growing number of cafes, and restaurants, and shops on both Chesterfield Road and Abbeydale Road, public transport, and access links to the city centre, hospitals, universities, the train station, St. James Park retail park, and the Peak District.

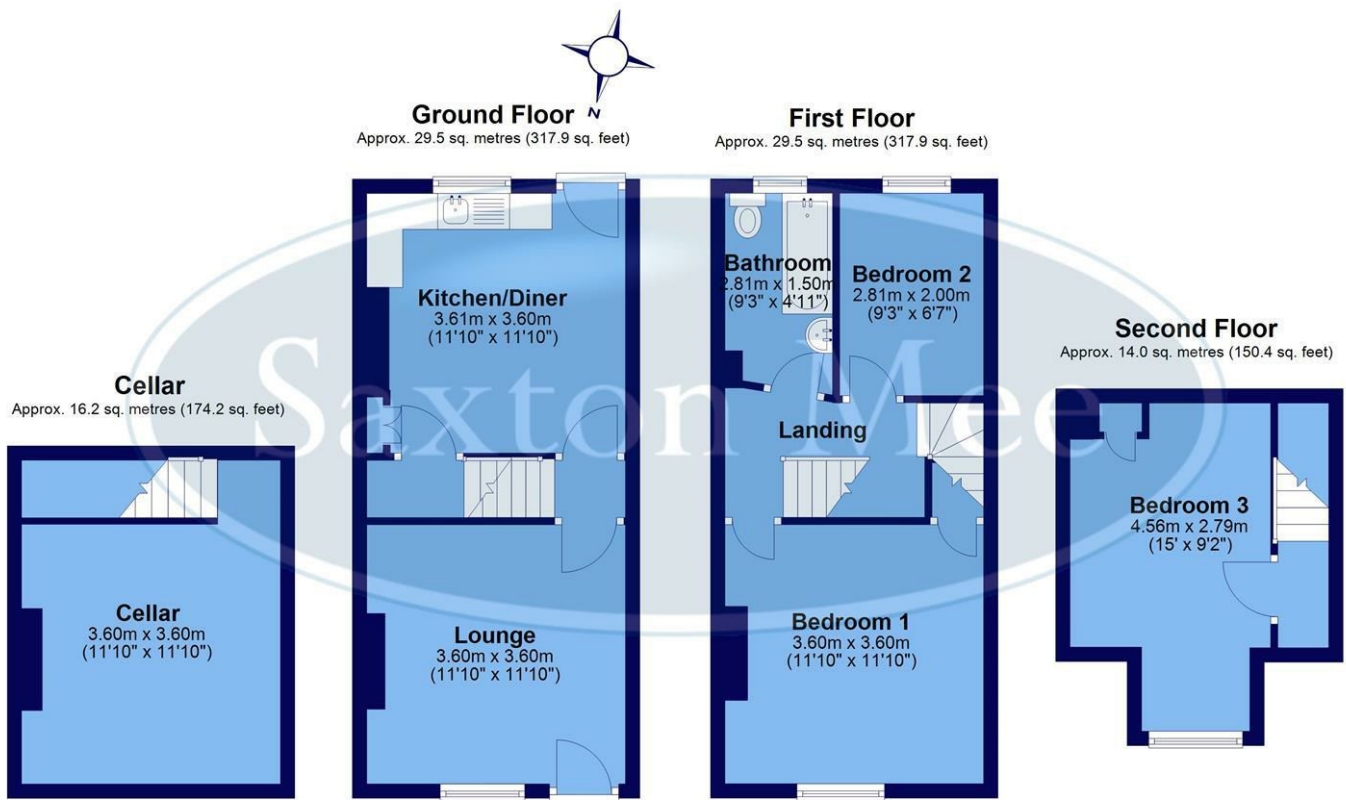
MATERIAL INFORMATION

The property is Leasehold on a long Lease (details to be confirmed) and currently Council Tax Band A.

VALUER

Chris Spooner

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 89.2 sq. metres (960.3 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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