



Shoreham Street Sheffield S1 4SS
Offers Around £150,000

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**** FREEHOLD PROPERTY ** POTENTIAL TO IMPROVE ** NO ONWARD CHAIN **** Located in this popular area of Sheffield which is conveniently positioned for a wide variety of excellent amenities is this two/three bedroom mid terraced house which is offered to the open market with no onward chain. Requiring a scheme of modernising the property has exciting potential to be renovated either to become a fabulous first time buy, or subject to the necessary planning consents, a successful rental investment.

In neutral décor throughout with recently laid carpets, the accommodation comprises of two double bedrooms, a room which leads into a bathroom that could be altered to create a further bedroom, a lounge, a dining room, and an off shot kitchen. There are two cellar rooms which offer further scope to enhance the overall accommodation.

- NO ONWARD CHAIN
- FREEHOLD PROPERTY
- MID TERRACED HOUSE
- TWO/THREE BEDROOMS
- EXCITING SCOPE TO IMPROVE
- DOUBLE GLAZED/GAS CENTRAL HEATING
- CONVENIENT LOCATION
- CLOSE TO EXCELLENT AMENITIES
- GOOD TRANSPORT LINKS
- POTENTIAL RENTAL INVESTMENT





OUTSIDE

To the rear is a small low maintenance yard, while at the front the house set back from the pavement by way of a small private fenced garden.

LOCATION

Highfield is an extremely convenient location offering easy access to Sheffield City Centre, where you will find an abundance of useful amenities ranging from high end restaurants, micro-breweries, to handy convenience stores. Both London Road, Abbeydale Road and Ecclesall Road are within walking distance where you will find a plethora of fabulous restaurants, pubs and shops. Sheffield train station is a 10 minute walk away, and it's a stone's throw from the Sheffield parkway which links to the M1 motorway network.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Chris Spooner ANAEA

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.



Ground Floor

Approx. 36.1 sq. metres (388.8 sq. feet)

First Floor

Approx. 36.1 sq. metres (388.8 sq. feet)

Basement

Approx. 31.1 sq. metres (334.5 sq. feet)

Second Floor

Approx. 15.4 sq. metres (165.2 sq. feet)



Total area: approx. 118.7 sq. metres (1277.4 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			8
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		57	
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	