









welcome to

Butterthwaite Road, Sheffield

GUIDE PRICE £140,000 - £150,000Welcoming a brilliant opportunity in the S5 postcode. Offering a beautiful three bedroom semi-detached family home. The property has excellent living accommodation including a downstairs w/c and modern kitchen.





William H Brown presents a delightful semi-detached family home. As you go through the entrance hall there is access to a welcoming lounge, modern kitchen and downstairs w/c. On the first floor the property accommodates three bedrooms and a family bathroom. Outside the home offers both front and rear gardens, the rear garden benefits from a large storage shed and a garden bar area, perfect for hosting. This house is close to many local amenities and access to the M1.

Entrance Hall

Cloakroom

Lounge

17' 7" maximum x 9' 8" maximum (5.36m maximum x 2.95m maximum)

Kitchen

11' 4" maximum x 10' maximum (3.45m maximum x 3.05m maximum)

Downstairs W/C

Bedroom One

9' 10" maximum x 8' 2" maximum (3.00m maximum x 2.49m maximum)

Bedroom Two

9' 7" maximum x 8' 10" maximum (2.92m maximum x 2.69m maximum)

Bedroom Three

10' 1" maximum x 4' 11" maximum (3.07 m maximum x 1.50 m maximum)

Bathroom

Rear Garden











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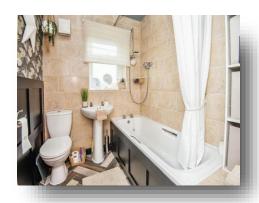
Butterthwaite Road, Sheffield

- GUIDE PRICE £140,000 £150,000
- A DELIGHTFUL SEMI-DETACHED FAMILY HOME
- IMMACULATELY PRESENTED THROUGHOUT
- STUNNING FRONT AND REAR GARDENS
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

quide price

£140,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SBC107152



Property Ref: SBC107152 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these



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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.