



**Sandstone Avenue, Sheffield S9 1AJ**

**welcome to**

**Sandstone Avenue, Sheffield**

Welcoming an excellent semi-detached house offering good-size living accommodation throughout, a generous rear garden and three bedrooms. Located within the S9 postcode this property is close to many local amenities and transport links. This is an opportunity not to be missed!!



William H Brown presents a delightful three bedroom home within the popular S9 postcode. As you enter the property you will be met with the entrance hall, the spacious lounge and kitchen which gives access to the rear. The first floor offers three good-size bedrooms and a family bathroom. Additionally, the second bedroom displays excellent views. Outside the home has a large rear garden and a forecourt.

## Accommodation Ground Floor

### Lounge

23' 11" x 9' 4" ( 7.29m x 2.84m )

### Kitchen

8' 5" x 6' 11" maximum ( 2.57m x 2.11m maximum )

## Accommodation First Floor

### Bedroom One

13' 7" into bay x 9' 8" ( 4.14m into bay x 2.95m )

### Bedroom Two

10' 6" x 9' 4" ( 3.20m x 2.84m )

### Bedroom Three

6' 3" x 6' 6" ( 1.91m x 1.98m )

### Bathroom



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welcome to

## Sandstone Avenue, Sheffield

- THREE BEDROOM SEMI-DETACHED HOUSE
- LOCATED IN THE POPULAR S9 POSTCODE
- SPACIOUS LOUNGE
- GENEROUS REAR GARDEN
- CLOSE TO MEADOWHALL SHOPPING CENTRE

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 15.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£125,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SBC107220 - 0005

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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.



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