

# 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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- 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** 





# view this property online williamhbrown.co.uk/Property/SBC107220



Property Ref:

SBC107220 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) 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 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these 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.

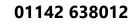
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Please note the marker reflects the postcode not the actual property

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