



**Pollard Crescent, SHEFFIELD**

**welcome to**

**Pollard Crescent, SHEFFIELD**

\*\*\* GUIDE PRICE £145,000 - £155,000 \*\*\* William H Brown presents an opportunity to acquire a three bedroom family home within the popular S5 postcode. This home is close to many local shops, transport links and is a short journey away from the Northern General Hospital.



William h brown presents a three bedroom house located within the S5 postcode. The ground floor accommodation comprises a cosy lounge, a kitchen, a downstairs w/c and access to the rear garden. The first floor offers three good-size bedrooms and a family bathroom. Outside the Property accommodates a spacious rear garden with a decking. There is also off-street parking available. This home may benefit from a program of upgrading/renovation. The property is the perfect opportunity for investors or first-time buyers alike.

## Ground Floor Accommodation

### Lounge

10' 4" x 17' 3" ( 3.15m x 5.26m )

### Kitchen

9' 2" x 6' 6" ( 2.79m x 1.98m )

### W/C

## Accommodation First Floor

### Landing

### Bedroom One

10' 4" x 10' 3" ( 3.15m x 3.12m )

### Bedroom Two

10' 4" x 6' 7" ( 3.15m x 2.01m )

### Bedroom Three

9' 2" x 5' 11" ( 2.79m x 1.80m )

### Bathroom

### Outside

### Garden



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## Pollard Crescent, SHEFFIELD

- \*\*\* GUIDE PRICE £145,000 - £155,000 \*\*\*
- THREE BEDROOM FAMILY HOME
- LOCATED IN S5
- LARGE REAR GARDEN
- OFF-STREET PARKING

Tenure: Freehold EPC Rating: D

guide price

**£145,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SBC106877 - 0003

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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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