



Cuthbert Cooper Place, Sheffield

welcome to

Cuthbert Cooper Place, Sheffield

GUIDE PRICE £80,000 - £90,000 A two-bedroom ground floor apartment located in S9. Offering great living accommodation, including a master bedroom with an en-suite, an open-plan living/kitchen area and allocated parking. Perfect for FTBs and investors, this opportunity is not to be missed!



William H Brown presents a two-bedroom ground floor apartment within the sought-after S9 postcode. The accommodation includes an open-plan lounge/kitchen, a master bedroom with an en-suite, an additional bedroom, a family bathroom and an allocated parking space. This property is a fantastic opportunity for first-time buyers and investors alike. Conveniently located close to Meadowhall, excellent transport links, and a wide range of amenities, this is one not to be missed!"

Main Hall

Open Plan Living/ Kitchen

12' 11" maximum x 21' 3" (3.94m maximum x 6.48m)

Bedroom One

10' 10" x 9' 7" (3.30m x 2.92m)

En-Suite

Bedroom Two

10' 10" x 8' 4" (3.30m x 2.54m)

Main Bathroom



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Cuthbert Cooper Place, Sheffield

- GUIDE PRICE £80,000 - £90,000
- A TWO BEDROOM GROUND FLOOR APARTMENT
- ALLOCATED PARKING SPACE
- LOCATED WITHIN S9
- OPEN PLAN LIVING/KITCHEN

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£80,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SBC107610](https://www.williamhbrown.co.uk/Property/SBC107610)



Property Ref:
SBC107610 - 0003

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.

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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