



3 Aspect Edward Street, Sheffield S3 7GE

welcome to

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- GUIDE PRICE - £85,000 - £95,000
- NO CHAIN
- OPEN LIVING KITCHEN AREA
- GREAT LOCATION
- CLOSE TO UNIVERSITY

Tenure: Leasehold EPC Rating: C

guide price

£75,000

Lounge / Kitchen

9' 6" x 15' Max (2.90m x 4.57m Max)
The lounge / kitchen comprises of double glazed windows, laminate style flooring, fully fitted kitchen with surfaces over, sink and drainer, electric hob and oven, plumbing for washing machine/dishwasher and a central heating radiator.

Landing

The landing area provides two convenient storage cupboards.

Bedroom One

14' 7" x 7' 10" Max (4.45m x 2.39m Max)
Bedroom One comprises of double glazed windows, a fitted desk, central heating radiator and is carpeted throughout.

Bathroom

The bathroom comprises of a shower cubicle, wash hand basin and vanity unit, extractor fan, W.C and is fully tiled.



view this property online williamhbrown.co.uk/Property/SBC105451

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Apr 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs



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.

Property Ref:

SBC105451 - 0010

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