





570 Oxford Street

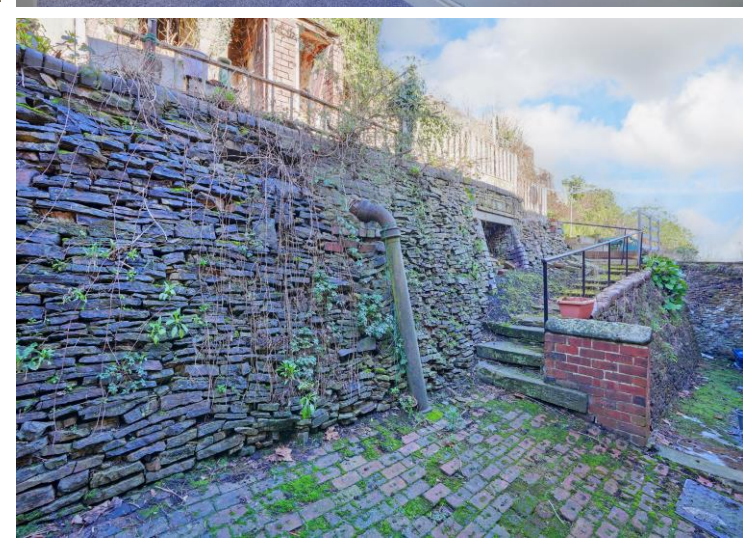
Sheffield • South Yorkshire • S6 3FG

Guide Price £145,000 - £155,000

An attractive two-bedroom mid terraced property in a fantastic position overlooking Ponderosa Park to the front. The property is ideally located close the University of Sheffield, hospitals, city centre and within a short walk of the amenities of Crookesmoor. Benefits from double glazing and gas central heating. Likely to be of interest to both 1st time buyers and property investors. On the ground floor an entrance door opens into the light and airy living room, presented in neutral décor with woodland outlook. The kitchen is fitted with matching shaker style wall and base units, electric oven and hob, together with space and plumbing for further freestanding white goods which are available via separate negotiation. Useful understairs storage provides trap door access to the cellar. The first floor comprises a front facing double bedroom offering pleasant outlook, neutral décor and built in storage, with a smaller rear facing bedroom and fully tiled shower room. Outside to the rear is a paved outdoor space and raised brick-built outhouse.



- Attractive Mid Terraced Property in S6
- Overlooking Ponderosa Park
- 2 Bedrooms & Shower Room
- Modern Kitchen
- Light & Airy Bedrooms
- Combination Boiler & Double Glazing
- Close the University of Sheffield & Hospitals
- Outdoor Space & Outhouse
- Leasehold 800 years (2687) £1.75 ground rent yearly
- Council Tax Band A, EPC Rating D

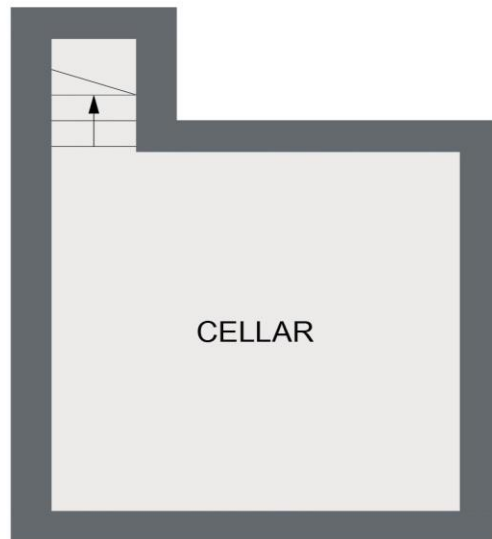


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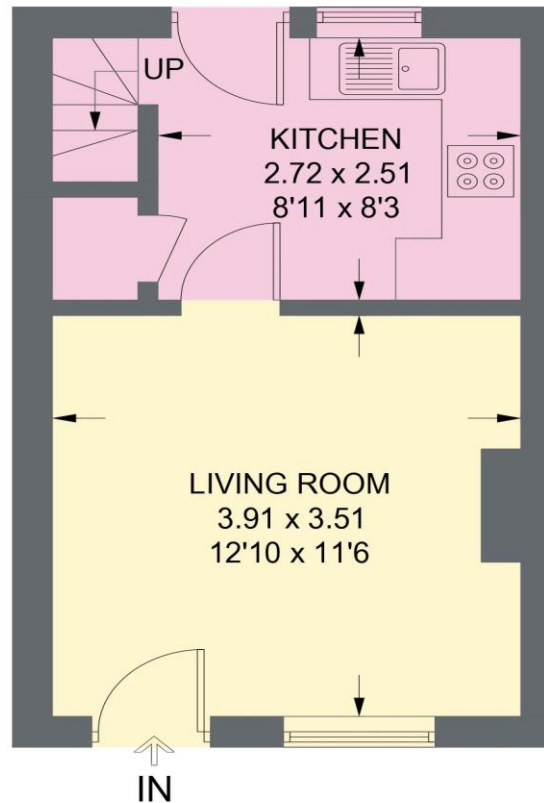
APPROXIMATE GROSS INTERNAL AREA = 47.1 SQ M / 507 SQ FT

CELLAR = 11.5 SQ M / 124 SQ FT

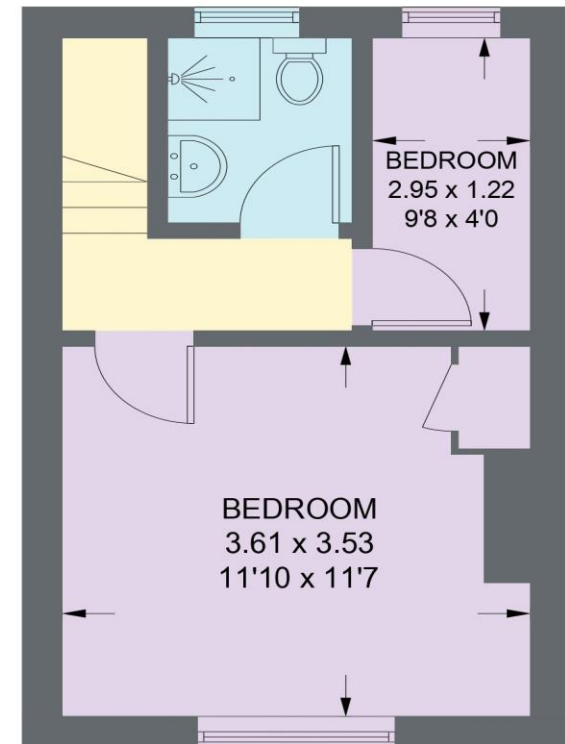
TOTAL = 58.6 SQ M / 631 SQ FT



CELLAR
11.5 SQ M / 124 SQ FT



GROUND FLOOR
23.7 SQ M / 255 SQ FT



FIRST FLOOR
23.4 SQ M / 252 SQ FT

Illustration is for identification purposes only,
measurements are approximate, not to scale.

(IDN/MP2/02/25)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.