



## 3 Boland Road, Lowedges, Sheffield, South Yorkshire, S8 7411 Offers In The Region Of £100,000

- Mid Terraced Town House
- NO CHAIN
- uPVC Double Glazing
- Close to Local Shops, Schools and Amenities
- Offering Great Potential
- Three Bedrooms
- Requires Modernisation
- Convenient Residential Location
- Garden to Front and Rear



## 3 Boland Road, Sheffield S8 7HU

Offered for sale with the benefit of no chain is this three bedroom, mid town house. Situated in the heart of this popular residential area, which is close to schools, local amenities and offers great public transport links close by. Whilst the property offers well proportioned accommodation and uPVC double glazing it requires an extensive scheme of modernisation and cosmetic upgrading. Being ideally suited to investor/developers or enthusiastic FTBs and young families the property offers the discerning buyer fantastic potential. An early viewing is advised to avoid disappointment.



Council Tax Band: A



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The Accommodation briefly comprises: Entrance Hall, Lounge/Dining Room, Kitchen and Store Room. Landing Three Bedrooms and a Bathroom. There are gardens to front and rear

## Accommodation

### Ground Floor

#### Entrance Hall

Having a UPVC entrance door with double glazed panel and a staircase to 1st floor accommodation

#### Lounge/Dining Room

16'7" x 11'4"

With front and rear facing UPVC double glazed windows, and a feature fireplace with inset gas fire

#### Kitchen

10'10" x 7'7"

Fitted with a basic range of units comprising of a sink with storage below, drawers, overhead storage and a small pantry. There is space for a freestanding cooker and space and plumbing for automatic washing machine. There is also a rear facing UPVC double glazed window and UPVC entrance door with glazed panel.

#### Store Room

8'6" (max) x 7'7" (max)

Housing the gas and electric metres along with the fuse box, there is a front facing UPVC double glazed window and UPVC entrance door with glazed panel.

### First Floor

#### Landing

With a rear facing UPVC double glazed window and access to storage space

#### Bedroom One

14'8" (max) x 8'5"

Having a front facing UPVC double glazed window and storage cupboard over the stairs

#### Bedroom Two

9'8" x 7'7"

With a front facing UPVC double glazed window

#### Bedroom Three

8'4" x 7'6"

Having a rear facing UPVC double glazed window

#### Bathroom

6'2" x 4'7"

Fitted with a white three-piece we comprising of a panel bath with electric shower over, pedestal wash hand basin and low flush WC. There are ceramic tiles to the walls, and a UPVC double glazed window

### Outside

To the front of the property sees a lawn area with a paved path leading to the front door. To the rear of the property is a garden laid mainly to lawn with mature shrubs and trees.

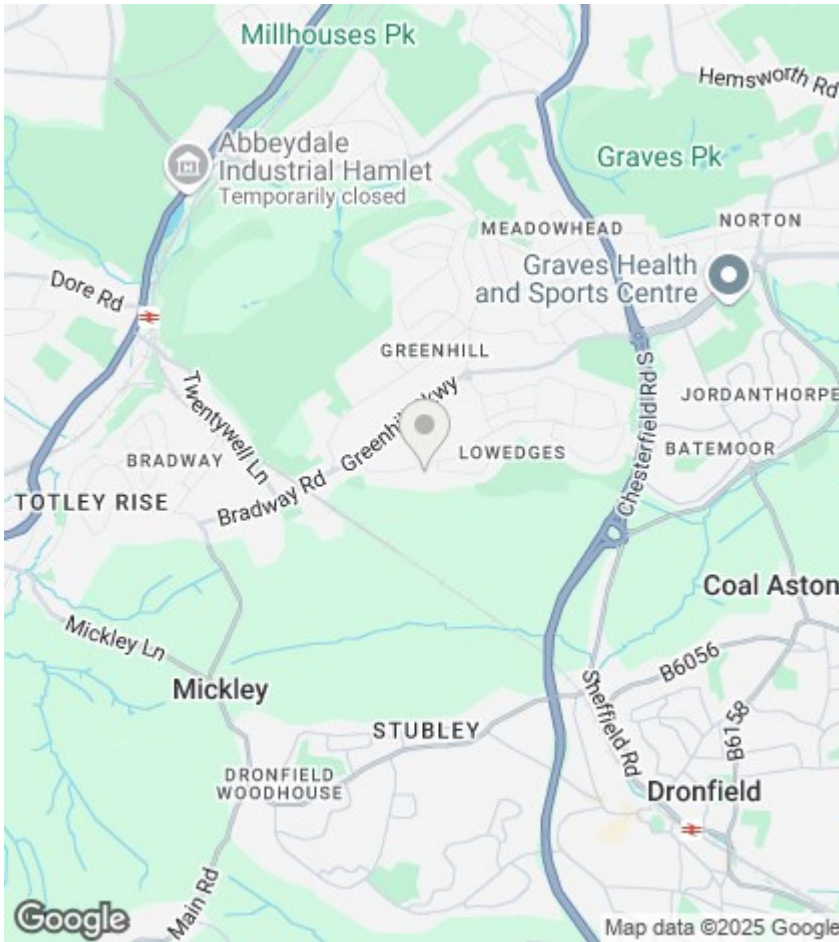
### General

The sale of this property is subject to Probate. The application has been submitted and we anticipate the Grant of Probate to be returned within the time line of a 'normal' sale. However we cannot guarantee this so please take this into consideration if you wish to offer on this property.

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. No tests have been carried out on any appliances, fires and boilers and any mention of these relates to their physical presence and not their working condition.

We are informed by the seller that the tenure of this property is Freehold, however legal confirmation will be provided at point of sale. Please consult us for further details.





## Directions

## Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

## EPC Rating:

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>25</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

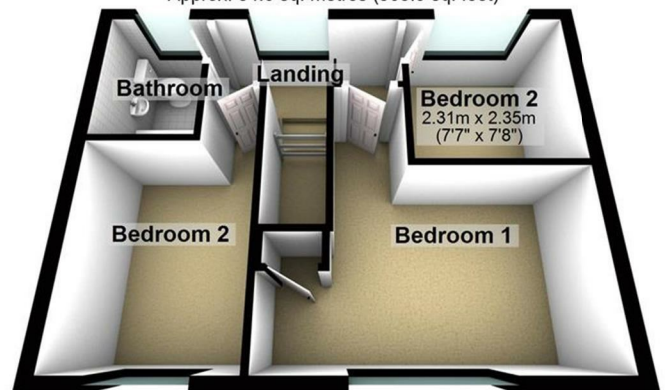
### Ground Floor

Approx. 33.2 sq. metres (357.8 sq. feet)



### First Floor

Approx. 34.0 sq. metres (365.9 sq. feet)



Total area: approx. 67.2 sq. metres (723.6 sq. feet)