

Mosborough Road, Sheffield S13 8AZ

Not for marketing purposes INTERNAL USE ONLY

welcome to

Mosborough Road, Sheffield

- Mid terrace property
- Three bedrooms
- No chain
- Good access to local amenities
- May be of interest to investors

Tenure: Freehold EPC Rating: E

£110,000

In need of general modernisation is this three bedroom mid terrace property which may suit a builder or investor. The property provides great access to the local shops and amenities and public transport links and in brief comprises: lounge and kitchen. Three bedrooms and wet room. Rear garden.

Hall

Lounge 14' 1" x 13' 1" max (4.29m x 3.99m max)

Kitchen 16' 2" x 8' 1" (4.93m x 2.46m)

Landing Bedroom One

12' 6" x 11' 3" (3.81m x 3.43m)

Bedroom Two 10' 5" x 9' 4" (3.17m x 2.84m)

Bedroom Three

8' x 7' 2" (2.44m x 2.18m)

Wet Room Garden



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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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would

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