



**Spa Lane, Sheffield**

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**welcome to**

**Spa Lane, Sheffield**

Welcome to this charming ground floor flat, offering the perfect blend of comfort and convenience. This well-presented property features two spacious bedrooms, ideal for both investors and first-time buyers.



### **Lounge**

13' 1" x 11' ( 3.99m x 3.35m )

Open plan lounge with dual aspect windows and a fireplace

### **Dining Room**

7' 1" x 6' 5" ( 2.16m x 1.96m )

Open plan dining room with dual aspect windows which creates plenty of light.

### **Kitchen**

6' 2" x 10' 1" ( 1.88m x 3.07m )

Open plan kitchen which a range of wall and base units, stainless steel sink and wash basin.

### **Bedroom One**

9' 5" x 13' 6" ( 2.87m x 4.11m )

Front facing window creating plenty of light and has wardrobe space.

### **Bedroom Two**

8' 5" x 9' 7" ( 2.57m x 2.92m )

Side facing bedroom with a window creating plenty of light.

### **Lobby**

6' 2" x 5' 9" ( 1.88m x 1.75m )

Entrance hallway leading to all bedrooms, bathroom, lounge, and kitchen.



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welcome to

## Spa Lane, Sheffield

- Ground Floor Flat
- Two Bedrooms
- Communal Parking
- No Onward Chain
- Close to local amenities

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jul 1989. 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

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Property Ref:  
CPK113664 - 0003

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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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