

# Bramley Park, Marsh Lane Sheffield

Not for marketing purposes INTERNAL USE ONLY

# welcome to Bramley Park, Marsh Lane Sheffield

(GUIDE PRICE - £70,000-£80,000)

This charming, detached park home offers comfortable living in a peaceful setting. Featuring one spacious bedroom, the property provides an ideal













#### Living Room

20' 4" x 9' 2" ( $6.20m \times 2.79m$ ) Having a side facing double glazed window and two radiators. French doors leads to the rear garden. Heater.

#### **Kitchen/Diner**

26' x 6' 2" (7.92m x 1.88m) Having a range of wall and base units, inset sink and rolled edge work surfaces, electric oven and hob, space and plumbing for washing machine. Two side facing double glazed windows and rear facing double glazed window. Two heaters.

#### Bathroom

5' 7" x 6' 4" ( 1.70m x 1.93m ) **Bedroom One** 9' 3" x 9' 4" ( 2.82m x 2.84m ) **Driveway** There is ample parking to the front of the property.

#### Gardens

To the rear of the property is a generous sized enclosed lawned garden with well stocked plants and shrubs.

#### Living Room

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### welcome to

# Bramley Park, Marsh Lane Sheffield

- Detached
- Off road parking
- Large rear garden
- One spacious bedroom
- Desirable area

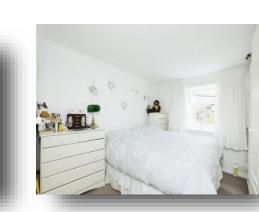
Tenure: EPC Rating: Exempt

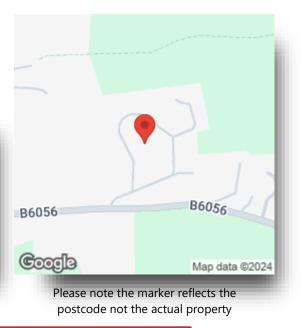
We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

guide price **£70,000** 









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Property Ref:

CPK113958 - 0005

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.

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

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