



Swarcliffe Road, Sheffield S9 3FA

welcome to

Swarcliffe Road, Sheffield

PUBLIC NOTICE- We advise that an offer has been made for the above property in the sum of £90,000.

Any persons wishing to raise objection can do so within 14days of receiving the offer.

Any persons wishing to increase on this offer should notify Agent of their best offer prior to exchange.



Lounge

12' x 11' 7" (3.66m x 3.53m)

Having an entrance an entrance door, front facing double glazed window and radiator.

Dining Kitchen

12' 6" x 12' (3.81m x 3.66m)

Rear facing double glazed window and radiator.

Kitchen

6' 10" x 6' 7" (2.08m x 2.01m)

Having wall and base units, inset sink and work surfaces. Rear facing double glazed window and a side door leads to the outside. Space for a cooker and washing machine.

Landing

Bedroom One

12' x 11' 6" (3.66m x 3.51m)

Front facing double glazed window and radiator.

Bedroom Two

9' 5" x 7' 1" (2.87m x 2.16m)

Rear facing double glazed window and radiator.

Bathroom

A suite comprising bath, wc and wash hand basin.

Rear facing double glazed window.

Attic Bedroom

15' 2" x 9' 2" (4.62m x 2.79m)

Velux style window.

Outside

There is a yard to the rear of the property.



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welcome to

Swarcliffe Road, Sheffield

- Three Bedrooms
- Mid-terraced property
- Good access to Motorway Links
- Ideal for investors or first time buyers
- Access to local amenities

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 May 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£90,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CPK114677](https://www.williamhbrown.co.uk/Property/CPK114677)



Property Ref:
CPK114677 - 0017

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

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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