



Swarcliffe Road, Darnall Sheffield S9 3FA

welcome to

Swarcliffe Road,Darnall Sheffield

"PUBLIC NOTICE" We advise that an offer has been made for the above property in the sum of £88,000, Any persons wishing to raise objection can do so within 14 days of receiving the offer, Any persons wishing to increase on this offer should notify Agent of their best offer prior to exchange of contract



Lounge

11' 9" x 11' 9" (3.58m x 3.58m)

Having an entrance door, front facing window and radiator.

Dining Room

12' 3" x 12' (3.73m x 3.66m)

Rear facing window and radiator.

Kitchen

6' 8" x 6' 8" (2.03m x 2.03m)

Wall and base units, and inset sink. Space for cooker and washing machine. Rear facing window and a door leading to the outside.

Landing

Radiator.

Bedroom One

11' 9" x 9' 2" (3.58m x 2.79m)

Rear facing window and radiator.

Bedroom Two

10' 6" x 6' 3" (3.20m x 1.91m)

Front facing window and radiator.

Bathroom

Suite comprising bath, wc and wash hand basin.

Radiator and side facing window.

Attic

14' 6" x 8' 7" (4.42m x 2.62m)

Velux style window and radiator.

Yard

There is a yard area to the rear of the property.



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Swarcliffe Road, Darnall Sheffield

- End terrace property
- Two reception rooms
- Two/Three bedrooms
- Good access to local amenities
- No chain

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 800 years from 29 Sep 1891. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£85,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPK114757 - 0005

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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