



Springfield Close, Eckington Sheffield

welcome to

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This two bedroom town house is in need of general modernisation and may suit an investor and is located in this much sought after area providing great access to Motorway Links and local amenities



Lounge

17' 5" max x 11' 5" (5.31m max x 3.48m)

Having an entrance door, front facing double glazed window and radiator. An open plan staircase leads to the first floor accommodation.

Kitchen

11' 4" x 10' 8" (3.45m x 3.25m)

Having a range of wall and base units, inset sink and work surfaces. Space for washing machine and cooker. Radiator, rear facing double glazed window and understairs cupboard. A door leads to the rear garden.

Landing

Radiator and loft access can be obtained.

Bedroom One

11' 4" x 11' (3.45m x 3.35m)

Front facing double glazed window and radiator.

Bedroom Two

11' 3" x 7' 8" (3.43m x 2.34m)

Rear facing double glazed window and radiator.

Bathroom

A suite comprising bath, wc and wash hand basin. Store cupboard.

Gardens

To the rear of the property is a lawned garden and paved seating area. Further small lawn to the front.

Agent's Note

The sale of this Property will be subject to Grant of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential time frames involved for this purchase with their Conveyancer.



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Springfield Close, Eckington Sheffield

- Mid town house
- Two bedrooms
- In need of general modernisation
- No chain
- Sought after area

Tenure: Freehold EPC Rating: Awaited

offers in the region of

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPK113634 - 0002

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.

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