



Church Street, Wales Sheffield S26 5LQ

welcome to

Church Street, Wales Sheffield

Notice Of Offer. 1 Church Street,Wales S26 5LQ We advise that an offer has been made for the above property in the sum of £75,500. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.WilliamHBrown 20 Laughton Rd Dinnington S25 2PS

Entrance Hall

Comprises of front double glazed UPVC door, central heating radiator and vinyl floor.

Lounge

16' 5" x 12' 4" (5.00m x 3.76m)

Front and rear window and two central heating radiators.

Kitchen

7' 9" x 13' 9" (2.36m x 4.19m)

Fitted kitchen with range of wall and base units incorporating sink and drainer, electric oven, gas hob,plumbing for washing machine and space for fridge freezer. Rear window and single glazed wood door.

Stairs And Landing

Stairs rising to first floor accommodation with carpet flooring, loft access and storage cupboard housing combi boiler.

Bedroom One

11' 3" x 12' 5" (3.43m x 3.78m)

Carpet flooring, front window and central heating radiator.

Bedroom Two

5' 10" x 9' 5" (1.78m x 2.87m)

Single bedroom with flooring and rear window.

Box Room

7' 6" x 5' 2" (2.29m x 1.57m)

Small room ideal for storage or to be used as a study.

Bathroom

Three piece suite comprising low flush WC, vanity

wash hand basin and paneled bath with shower over. Vinyl flooring, rear window and central heating radiator with part wall tiling.





view this property online williamhbrown.co.uk/Property/DGT107599



welcome to

Church Street, Wales Sheffield

- COTTAGE REQUIRING MODERNISATION
- SOUGHT AFTER VILLAGE LOCATION
- OFFERING GREAT POTENTIAL
- NO UPWARD CHAIN
-

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£65,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT107599



Property Ref:
DGT107599 - 0007

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.



william h brown



01909 568811



dinnington@williamhbrown.co.uk



20 Laughton Road, Dinnington, SHEFFIELD,
South Yorkshire, S25 2PS



williamhbrown.co.uk