



Industry Road, SHEFFIELD S9 5FQ

welcome to

Industry Road, SHEFFIELD

£180,000 - FIRST STEP ON THE LADDER - Offered to market is this three bedroom end terraced property making the ideal purchase for the FTB. Boasting spacious accommodation throughout with off road parking and low maintenance rear patio...CALL NOW TO VIEW!!!



Entrance Hall

Having a front facing double glazed door & a radiator.

Lounge

15' 3" x 12' 3" into recess (4.65m x 3.73m into recess)

Having a front facing double glazed window, a radiator & a feature electric fireplace along with built in storage.

Kitchen

15' 7" x 10' 7" (4.75m x 3.23m)

Fitted with wall and base units housing the integrated hob, oven & extractor with worktops housing the sink & drainer. Having two rear facing double glazed windows & door & a radiator.

Landing

Having a side facing double glazed window, a built in storage cupboard & loft hatch.

Bedroom One

14' 4" x 9' (4.37m x 2.74m)

Having a front facing double glazed window & a radiator.

Bedroom Two

9' x 11' 8" (2.74m x 3.56m)

Having a rear facing double glazed window & a radiator.

Bedroom Three

9' 8" x 6' 3" (2.95m x 1.91m)

Having a front facing double glazed window & a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a rear facing double glazed window & a radiator.

Outside

To the front of the property is a drive providing off road parking for two cars.

To the rear is a block paved patio with a shed all enclosed with fencing.



view this property online williamhbrown.co.uk/Property/RTF116753



welcome to

Industry Road, SHEFFIELD

- Three bedroom end terraced property
- Spacious accommodation throughout
- Well placed to local amenities & transport links
- Ideal purchase for the FTB
- Off road parking & low maintenance rear patio

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£180,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF116753



Property Ref:

RTF116753 - 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.

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



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South
Yorkshire, S60 2DR



williamhbrown.co.uk