



11 Ulverston Road, Sheffield, S8 0NX

Saxton Mee

11 Ulverston Road

£165,000

An excellent opportunity for an investor or first time buyer to purchase a sensibly priced two bedroomed mid terrace house conveniently located within this popular and established area close to Abbeydale Road with its mix of cafes, bars and restaurants.

Offered for sale with no upward chain the property offers gas fired central heating, double glazing and benefits from the roof having been recovered. The accommodation briefly comprises: front sitting room, inner lobby, separate dining room, cellar, fitted kitchen, landing, double bedroom one, bathroom and second double bedroom.

South facing rear garden with outhouse/WC/store.

- Ideal for the first time buyer/investor
- Popular area
- Re-roofed
- Two double bedrooms
- No upward chain
- South facing rear garden
- EPC: E
- Tenure: Leasehold
- Council Tax Band: A





11 ULVERSTON ROAD

APPROXIMATE GROSS INTERNAL AREA = 72.8 SQ M / 784 SQ FT
(EXCLUDING EXTERNAL WC)
CELLAR = 11.5 SQ M / 124 SQ FT
TOTAL = 84.3 SQ M / 908 SQ FT



Illustration for identification purposes only,
measurements are approximate, not to scale.

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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