

Crucible Homes



Sharrow Lane
Sharrow , S11 8AS

£250,000

Overview

No Chain

Two Bedrooms

Kitchen/Diner

Wet Room

Rear Enclosed Garden

EPC Rating - D



Description

SUMMARY Selling with NO CHAIN is this TWO bedroom END TERRACE property situated in the popular area of Sharrow, which is in good distance to local amenities including local shops, schools, eateries and wine bars.

This property is ideal for anyone wanting to get on the property ladder or for investors.

Layout comprises of to the ground floor; entrance hallway, lounge and kitchen/diner. To the first floor is two good sized bedrooms and wet room.

Externally to the front is potential for off road parking and a good sized fenced mainly laid to lawn garden. To the rear is an enclosed mainly laid to lawn garden with gated access to the front.

Benefits of this property is the location as its ideal for any commuters or anyone attending the local Universities or working at the nearby Hospitals.

The property requires a small amount of upgrading.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR

ENTRANCE HALL

LOUNGE 10' 9" x 14' 4" (3.285m x 4.385m)

KITCHEN/DINER 16' 11" x 8' 7" (5.179m x 2.627m)

FIRST FLOOR

BEDROOM ONE 10' 5" x 11' 2" (3.185m x 3.412m)

BEDROOM TWO 9' 8" x 11' 10" (2.956m x 3.622m)

WETROOM 6' 11" x 8' 7" (2.120m x 2.633max m)

EXTERNAL

AGENCY NOTE

EPC Rating - D

Council Tax Band - A

