

81 Sandcroft, Sutton Hill TF7 4AD



£ 1 2 9 , 9 5 0 r e g i o n

This property, recently refurbished with new boiler and new electrics is ready for immediate occupancy and is perfect for a first-time buyer or as an addition to a rental portfolio. The ground floor offers an entrance hallway with a W.C., a spacious lounge, and a generously sized kitchen/diner. Upstairs, there are three bedrooms, a newly installed modern family bathroom, and a separate W.C. Externally, the property features an enclosed rear garden and access to nearby communal parking. Local schools and amenities are conveniently located within easy reach.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

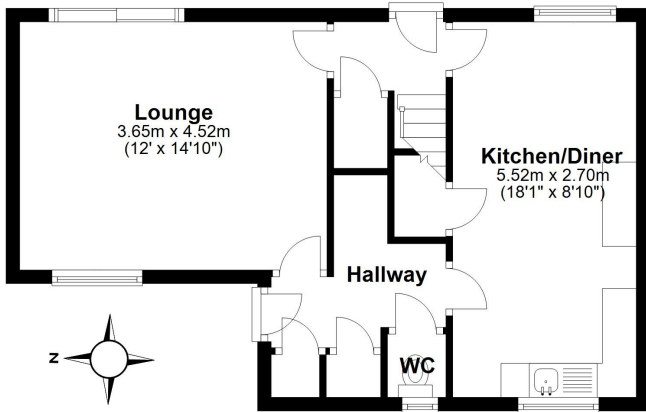






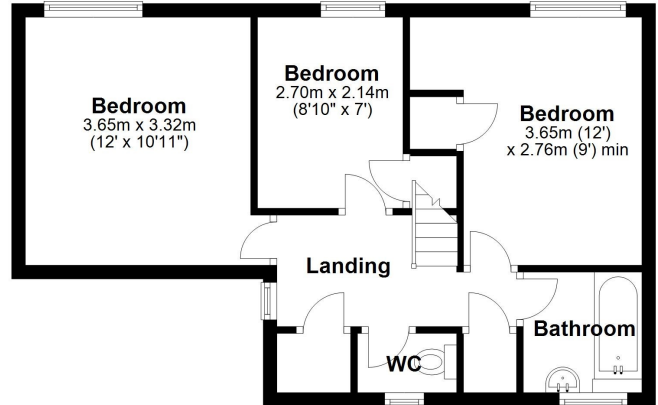
Ground Floor

Approx. 43.2 sq. metres (464.6 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.6 sq. feet)



Total area: approx. 86.3 sq. metres (929.2 sq. feet)

Tenure Freehold **Council tax** Band A

Fixtures & Fittings Where specifically mentioned in these sales particulars are included in the sale price.

N.B Please note, that none of the services, heating systems or any appliances at this property have been tested, therefore no warranty can be given or implied as to their working order. These particulars do not constitute or form a part of any contract. Whilst Harwood Estate Agents and their employees take every care in the preparation of these particulars they hereby state both on behalf of themselves and the vendor that no intending purchaser should rely on any of the statements of representation of fact and the intending purchaser should make his/her own inspection and enquiries in order to satisfy himself/herself of their authenticity and no responsibility is accepted for any error or omission herein.

Details prepared : 5th December 2024