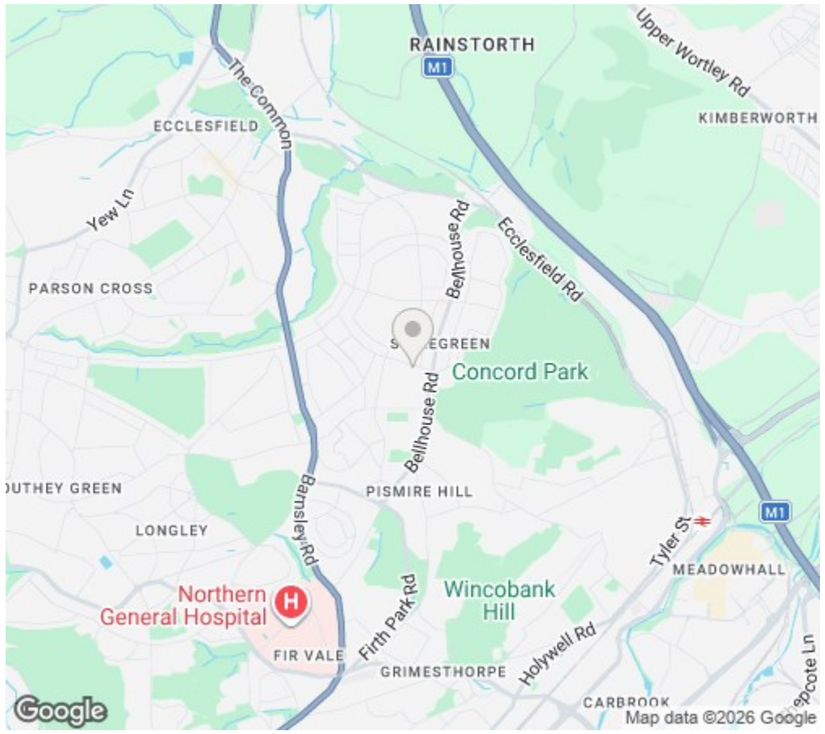
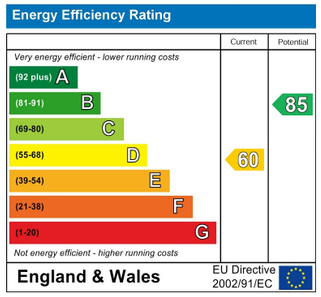
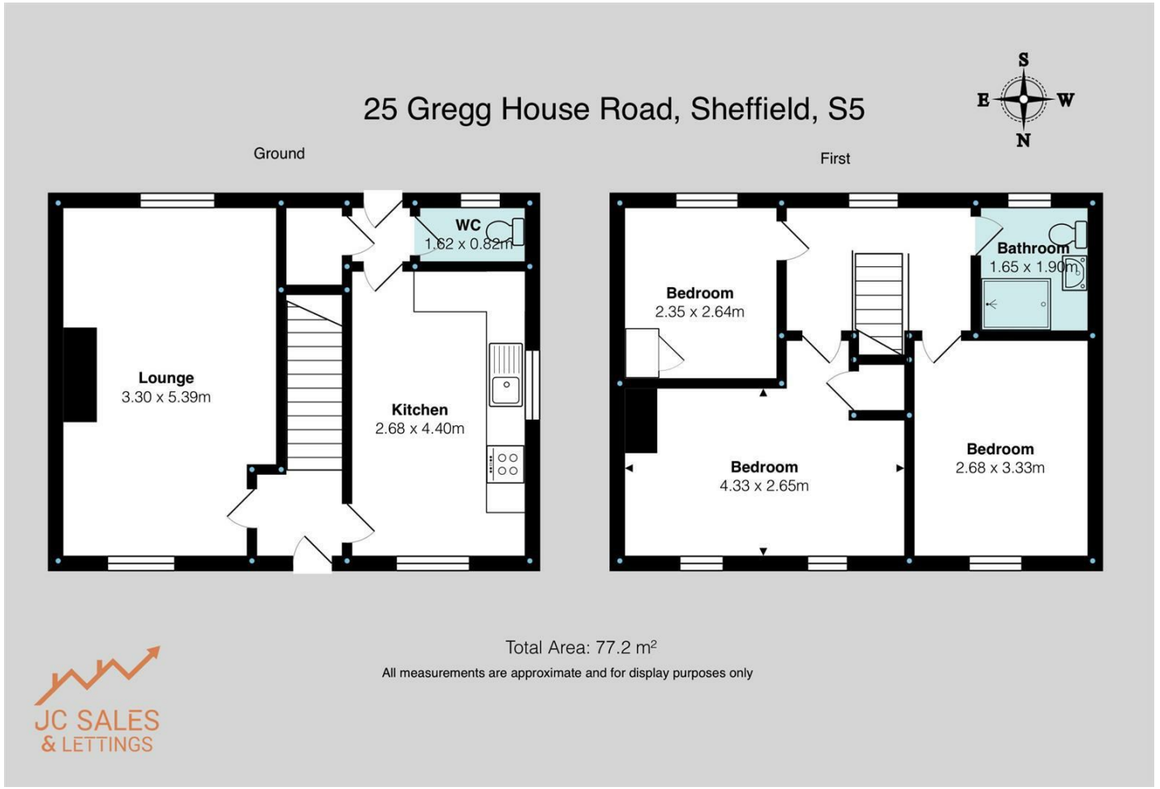



## Viewings

Viewings by arrangement only.
Call 0114 4830038 to make an appointment.




33 Townhead Road, Dore, Sheffield, S17 3GD
0114 4830038
jc-salesandlettings.com
jc-salesandlettings.com

JC SALES
& LETTINGS
Tel: 0114 483 0038
E-mail: sales@jc-salesandlettings.com
Website: www.jc-salesandlettings.com













## 25 Gregg House Road, Shirecliffe, S5 0JS

## Asking price £140,000

- Three bedroom semi detached home in S5
- Generous rear garden ideal for entertaining and gardening
- Available chain free to a homeowner or with tenant in situ
- Good public transport links to Sheffield city centre and surrounding areas
- Easy access to Meadowhall, M1 and Northern General
- Freehold
- Downstairs WC and first floor family bathroom
- Current rent £775 pcm with potential to increase
- Close to local shops, schools and amenities
- In need of some modernisation - potential to improve and add value

33 Townhead Road, Dore, Sheffield, S17 3GD
0114 4830038
jc-salesandlettings.com
jc-salesandlettings.com

# 25 Gregg House Road, Shirecliffe S5 0JS

THREE-BEDROOM SEMI-DETACHED HOME WITH GENEROUS REAR GARDEN – S5

JC Sales & Lettings are delighted to offer to the market this well-positioned three-bedroom home in the S5 area of Sheffield, benefitting from a kitchen diner, generous rear garden, and a downstairs WC.

The property is available chain free to a homeowner or can be sold with a tenant in situ, making it an excellent opportunity for investors with the current tenant paying £775 pcm. The property is in need of some modernisation, which presents an excellent opportunity for an investor or homeowner to add value. There is also scope to increase the rent to market value after maintenance works have been completed.

Ideal for families, first-time buyers, or investors, the home is located close to an abundance of local amenities—including shops, supermarkets, schools, and leisure facilities—with Sheffield city centre readily accessible. The property also offers excellent transport links, with Meadowhall and Junction 34 of the M1 close by, and is conveniently placed for the Northern General Hospital on Herries Road, which is well served by local bus routes.
An early viewing is highly recommended to avoid disappointment.

EPC Grade: C

3 | 1 | 1 | D | Council Tax Band: A













