

John Calvert Road, Woodhouse Sheffield S13 7PW

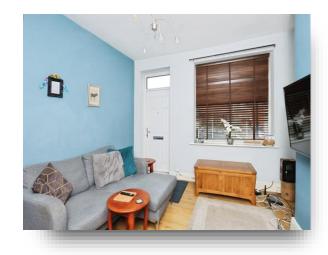
# welcome to

# John Calvert Road, Woodhouse Sheffield

Ideal for first-time buyers or investors, this three-bedroom mid-terrace home in Woodhouse offers a lounge, kitchen, bathroom, rear garden, and easy access to local shops, schools, and transport links.













#### Lounge

12' 3" x 11' 8" ( 3.73m x 3.56m )

Having a two front facing double glazed window, radiator and the entrance door.

### **Kitchen**

13' 1" x 11' 7" ( 3.99m x 3.53m )

Having a range of wall and base units, a double oven, extractor fan, radiator and a rear facing double glazed window and a door providing access to the rear garden.

#### **Bedroom One**

12' 5" x 11' 8" ( 3.78m x 3.56m )

Having a front facing double glazed window, a radiator and a cupboard.

#### **Bedroom Two**

10' 6" x 6' 6" ( 3.20m x 1.98m )

Having a rear facing double glazed window and a radiator.

## **Bedroom Three**

16' 9" x 11' 5" ( 5.11m x 3.48m )

Having a rear facing double glazed window, a radiator and eave space.

#### **Bathroom**

Having a rear facing double glazed window, a radiator , WC , bath suite, sink, underfloor heating and partial tiling.

#### **Front Garden**

Small courtyard.

#### **Rear Garden**

Having a rear yard as well as a further garden behind.





## welcome to

## John Calvert Road, Woodhouse Sheffield

- Three bedrooms
- Mid-terraced
- Ideal for first time buyers or investors
- Access to local amenities
- Sought after location

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £150,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CPK114780 - 0004 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.

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