
EADON
LOCKWOOD
& RIDDLE
ESTD 1840
Brinkburn Court, 8 Brinkburn Vale Road, Sheffield, S17 3NZ

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Description
A larger than average, first floor flat that has two double bedrooms alongside an extra reception area to the side of the kitchen. This property is situated at the end of this desirable cul de sac, close to the local amenities at the foot of Devonshire Road in Dore. The train station is situated a short walk away, as are Abbeydale Sports Club and regular transport links into town. The flat has a pleasing outlook and the large living room has a sunny, south facing aspect and is available with no onward chain and represents super value to first time buyers, divorcees, singles and the investor market.
Situated in attractively planned communal gardens and having an area for parking to the rear.
The property has 87 years remaining on the lease with a £631 annual service charge and £10 per year ground rent.

Important Information
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Two good bedrooms.
- Large living room with a pleasant outlook.
- Further reception/dining area which offers the potential to be redeveloped as a third bedroom or to facilitate a larger kitchen design.
- Modern shower room.
- Kitchen with a range of wall and base units.
- Communal entrance hall with Intercom access.
- Communal gardens and rear parking area.
- No onward chain and Council Tax Band B.
- Modern gas central heating, double glazing and cavity wall insulation combine to produce and EPC rating of C77.





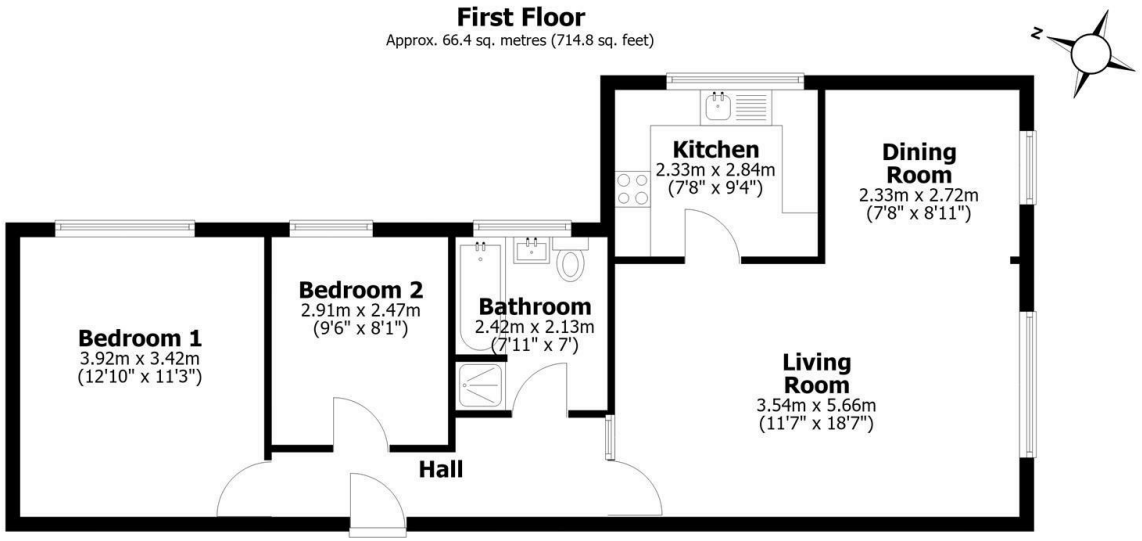










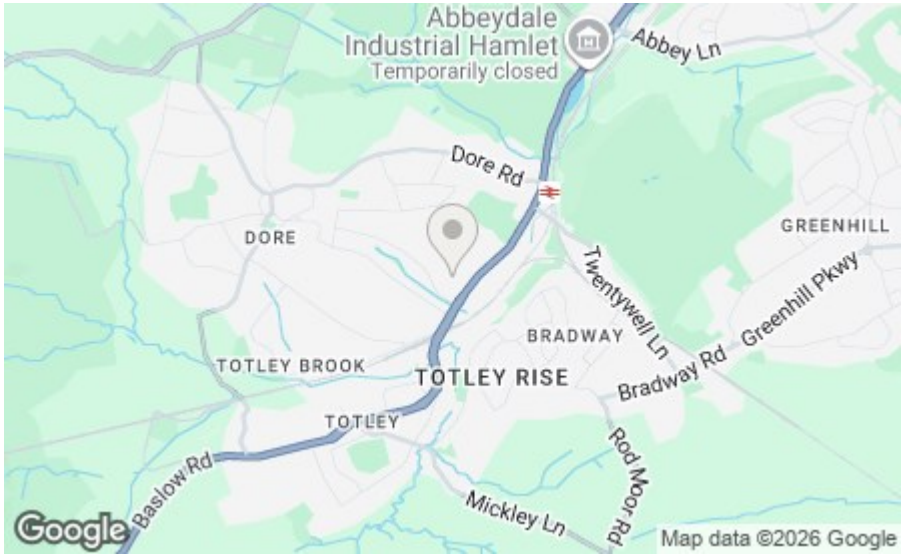


Total area: approx. 66.4 sq. metres (714.8 sq. feet)

For identification purposes only
All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

Flat 8, Brinkburn Court, 8 Brinkburn Vale Road





Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

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