

FOR SALE



CRUCIBLE

SALES & LETTINGS
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- GUIDE PRICE £40,000 - £50,000
- NO CHAIN, Mid-Terrace
Property requiring modernisation
- Lounge, Kitchen, Downstairs W.C.
- Two First Floor Bedrooms & Family Bathroom
- Front Forecourt, Rear Garden
- Ideal Investment or First Time Buy

Rothay Road

Sheffield, South Yorkshire, S4 8BD

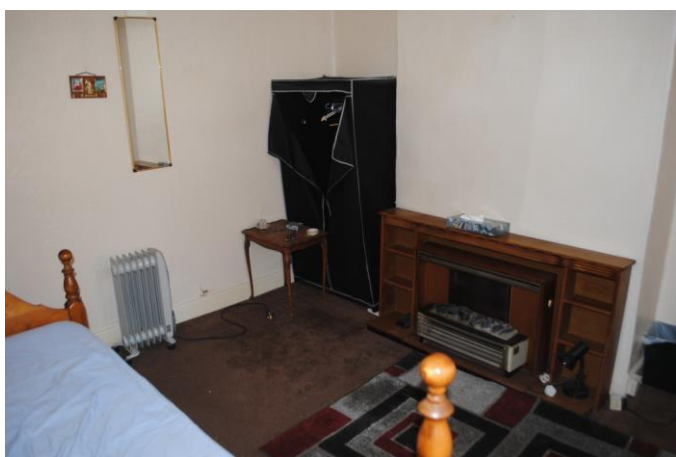


Guide Price
£40,000 -
£50,000

Chapeltown Office: 0114 245 96 96

Property Details:

Available with NO CHAIN, and being of particular interest to investors or first time buyers, is this two bedroom mid-terrace property, which requires modernising. The property is situated in this popular residential area of Grimesthorpe, which has convenient access to local amenities, shops and transport links. Located within 5 minutes drive of Meadowhall Shopping Centre, with main bus, tram, rail, ring road and motorway networks, makes the location attractive for commuting North and South with ease, with links to Sheffield centre, Rotherham, Barnsley & surrounding country side. Only from an internal inspection can the property be fully appreciated, having, partial uPVC double glazing, and in brief comprises the following range of accommodation; entrance hallway, bay-window lounge with fire place, kitchen, basement, rear entrance porch with down stairs W.C. two first floor bedrooms and spacious family bathroom. Outside is a front forecourt and a rear enclosed garden. Please contact Crucible Chapeltown office to arrange a viewing today!



For more info visit: cruciblesalesandlettings.co.uk

Sheffield Office:

Cathedral Chambers,
18-24 Campo Lane,
Sheffield, S1 2EF,

Tel: 0114 241 3430

Wickersley Office:

234 Bawtry Road,
Wickersley, Rotherham,
S66 1AA

Tel: 01709 500 333

Parkgate Office:

96 Broad Street,
Parkgate, Rotherham
S62 6EL

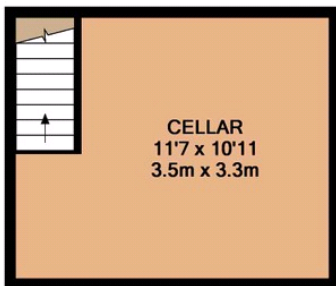
Tel: 01709 300 333

Chapeltown Office:

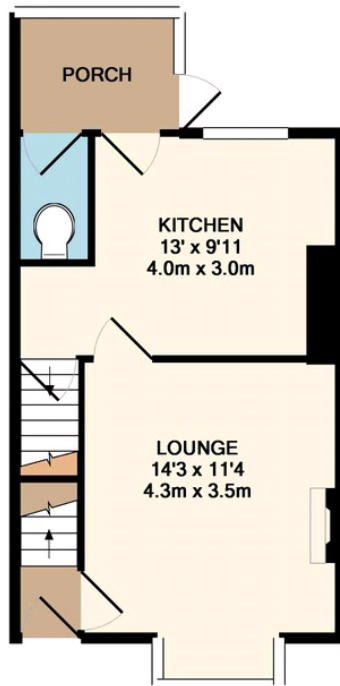
11 Lound Side,
Chapeltown, Sheffield
S35 2UQ

Tel: 0114 245 96 96

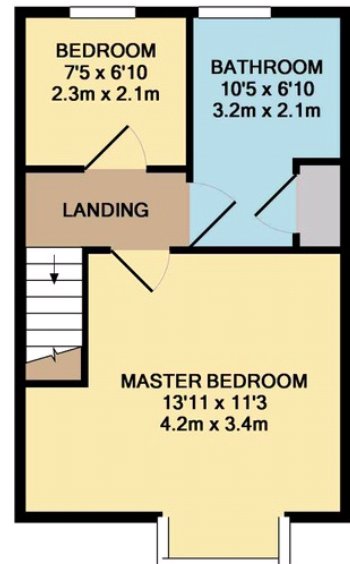




BASEMENT LEVEL
APPROX. FLOOR
AREA 168 SQ.FT.
(15.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 357 SQ.FT.
(33.2 SQ.M.)



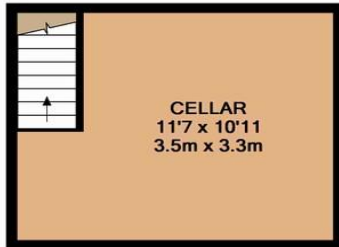
1ST FLOOR
APPROX. FLOOR
AREA 325 SQ.FT.
(30.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 851 SQ.FT. (79.0 SQ.M.)

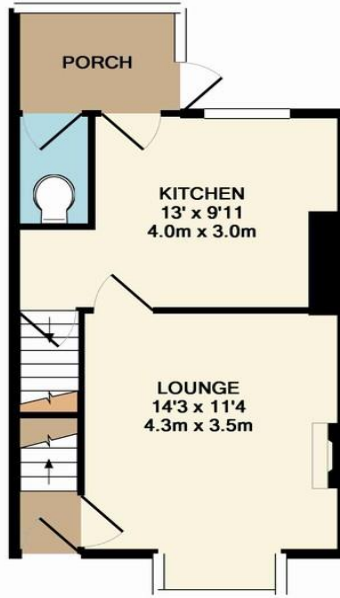
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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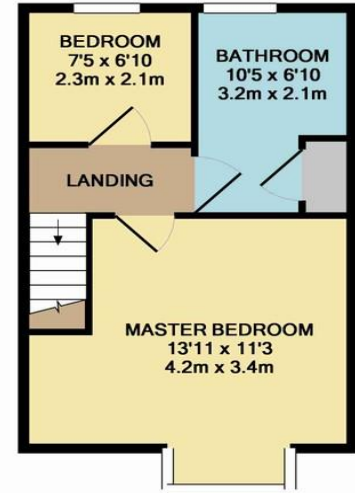
Floor Plans:



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Disclaimer:

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Crucible Homes Ltd. are required to verify "the status of any prospective purchaser... this includes the financial standing of that purchaser and their ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to Crucible Homes Ltd. that they are financially able to proceed with the purchase of the property. We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information which we provide about the property is verified by yourself or your advisers. We have not inspected the deeds to the property and therefore any reference or inference to boundaries, rights of way etc are subject to confirmation. These particulars should not be relied upon as accurately describing any of the Specific matters described by any order under the Property Misdescriptions Act 1991. Nor do they constitute a contract or warranty. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Regarding New Build properties, due to continuous improvement, the finished product may vary from the information provided. Scheme facilities may also change or develop

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