

# Chippinghouse Road, Sharrow, Sheffield, S8 0ZB

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**OIRO £155,000**

- Three-Bedroom Mid-Terrace
- Ideal Investment or First Time Home
- Fantastic Location close to City Centre
- Large Cellar
- No Chain
- Spacious
- Leasehold
- EPC rating C







Belvoir Sheffield are delighted to offer for sale this spacious three-bedroom terraced property, ideally located within easy reach of Sheffield City Centre.

Offered with no onward chain, the property is ideal for first-time buyers, families and investors, with potential rental income of £1,000 per calendar month.

Arranged over three floors, the accommodation comprises a generous living room with an attractive bay window and fireplace, a spacious dining kitchen, three bedrooms, a family bathroom and a large cellar.









The first floor offers two bedrooms, including a spacious principal double with a storage cupboard, a second single bedroom and a family bathroom fitted with a bath and shower over, wash basin and WC.

The second floor features an impressive extra-large double bedroom with a dormer window and additional storage.

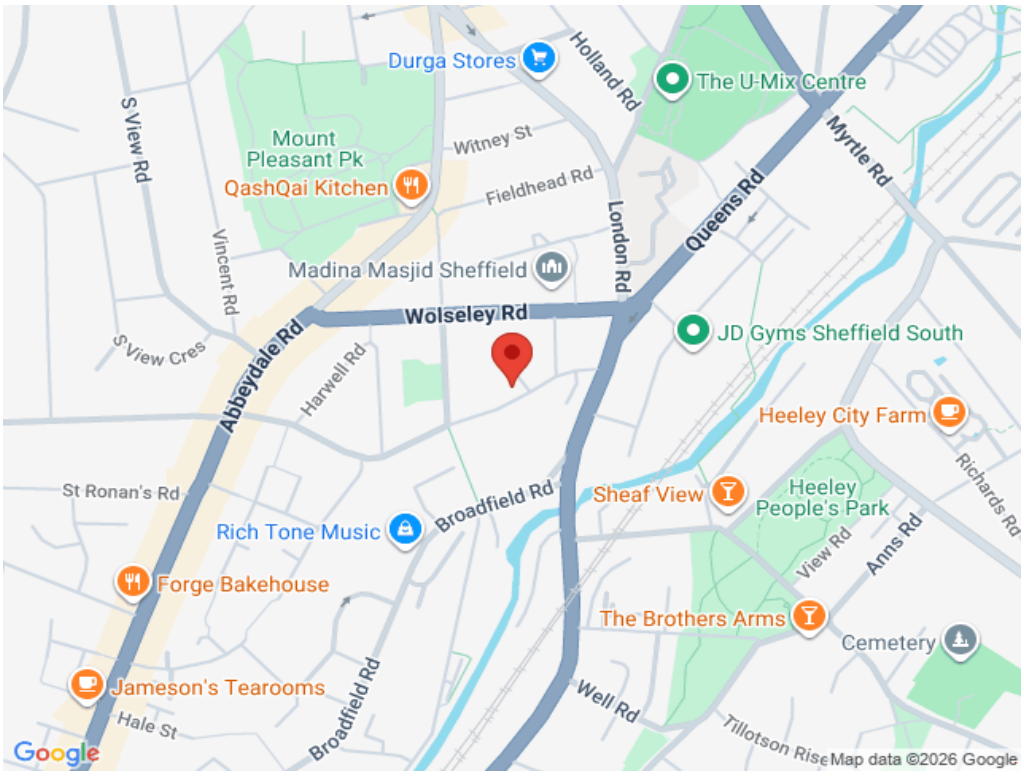
Externally, the property benefits from a private outdoor area.

Conveniently positioned for Sheffield City Centre, the property is close to a range of local shops, cafes, bars and restaurants, with excellent public transport links providing easy access across the city and beyond.

*Remaining Lease 653 years *Ground Rent £8 Per annum *Council Tax Band A *As advised by Vendors

Disclaimers and Advice: We endeavour to make our sales particulars accurate and reliable; however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.


Cellar
10'9" x 11'11"
3.30 x 3.64 m
Floor 0
Living Room
10'10" x 11'9"
3.32 x 3.60 m
Hallway
2'9" x 3'6"
0.85 x 1.07 m
Kitchen / Dining Area
11'11" x 12'1"
3.64 x 3.70 m
Floor 1
Bedroom One
11'0" x 11'10"
3.35 x 3.62 m
Bedroom Two
9'6" x 6'2"
2.90 x 1.88 m
Landing
2'9" x 6'9"
0.85 x 2.06 m
Bathroom
5'7" x 5'10"
1.72 x 1.79 m
Floor 2
Landing
3'7" x 3'1"
1.12 x 0.95 m
Bedroom Three
14'1" x 10'2"
4.30 x 3.12 m
Floor 3
W
S
N
E
Approximate total area(1)
892 ft²
82.9 m²
Reduced headroom
3 ft²
0.2 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360




Belvoir

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