



Flat 3, 3 Ashland Road, Sheffield, S7 1RH

Saxton Mee



# 3 Ashland Road

Guide Price

## £80,000

Guide Price £80,000 to £100,000

FOR SALE BY AUCTION 27TH JULY

A vacant, two bedroom first floor apartment forming part of a small residential development with the benefit of an allocated parking space providing off road parking.

The apartment is in need of a scheme of refurbishment and updating throughout but is well proportioned and offers potential to an investor looking for a project or landlord to add to their portfolio.

The flat has double glazing, economy 7 heaters, access to loft space, communal garden and private entrance door.

Nether Edge is well supported with local amenities, including independent cafés, eateries, as well as access to larger supermarkets within an easy reach. The area is also convenient for local parks, nearby schools, public transport links and within a short distance of Sheffield City Centre.

Accommodation

Ground Floor

Side entrance to private lobby and stairs rising to the first floor

First Floor

Internal hallway with storage cupboard, access to loft space

Lounge - 11ft 8 x 15ft 9 (to its widest point)

Kitchen - 10ft 2 x 5ft 7

Bedroom 1 - with fitted wardrobes 13ft 2 x 9ft 10

Bedroom 2 - 9ft 8 x 9ft 3

Bathroom/W.C - 5ft 11 x 8ft 1

Auction Details



- Outside Communal garden and allocated parking space for Apt 3. Tenure Leasehold
- AUCTION PROPERTY
- EPC D RATING







## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

