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Nethershire Lane

Sheffield, S5 0DF

Auction Guide £115,000

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- 3 BED END TERRACE
- SUBJECT TO RESERVE PRICE
- SIZEABLE PLOT WITH SCOPE TO EXTEND OR RECONFIGURE
- FAST RENTAL AREA
- CLOSE TO AMENITIES AND GOO
- FOR SALE BY MODERN METHOD OF AUCTION - Ts & Cs Apply
- BUYERS FEES APPLY
- REQUIRES UPGRADING/MODERNISATION THROGHOUT
- GREAT INVESTMENT
- COUNCIL TAX BAND A

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SOLD BY MODERN METHOD OF AUCTION. This three-bedroom end terrace is a great opportunity for investors and home buyers alike. Whether you want to rent it out and achieve a good yield in today's market, or update it and make it your own, there is plenty of scope here.

The property does require upgrading and modernisation throughout, so a little TLC is needed, but it sits on a great-sized plot, with a long gated driveway to the front and a sizeable garden to the rear.

It is close to local amenities and surrounded by reputable schools, and the M1 is a short drive away, with direct roads leading to Sheffield, Rotherham and Barnsley. It is also in a strong rental area, where properties let quickly.

Early viewing is highly recommended.

ENTRANCE HALL

A glazed uPVC door opens into the entrance hall, which offers good space for coats and shoes. There is a wall-mounted radiator, a door to the living room and stairs rising to the first floor.

LIVING ROOM

13'8 x 16'3 (at widest points) (4.17m x 4.95m (at widest points))

A spacious living room, lit well by three front-facing uPVC windows. It has a gas fire, though it is not known whether it is in working order. There is also a built-in storage cupboard, an aerial point and two wall-mounted radiators. An opening leads through to the kitchen.

KITCHEN

9'9 x 8'11 (2.97m x 2.72m)

The kitchen has an array of wall and base units providing ample storage, with matching work surfaces and an inset stainless steel sink and drainer with taps. A freestanding gas cooker sits beneath an extractor hood, and there is under-counter space and plumbing for a slimline dishwasher and washing machine. A wall-mounted radiator and a telephone point are also included, and a uPVC window overlooks the garden. A door leads to the rear porch, storage cupboard and downstairs WC.

DOWNSTAIRS WC

A useful addition to the household, with a low-flush WC and a uPVC window. The boiler is wall-mounted here.

REAR PORCH

A glazed uPVC door opens to the garden, with doors leading to the WC and a large storage room. The storage room easily houses a fridge freezer and further appliances if needed, or could be used as a pantry. There is also the option, as in many similar homes, to knock through and create a kitchen/diner.

LANDING

The landing has a uPVC window and a loft hatch, with doors leading to all bedrooms and the bathroom.

BEDROOM 1

13'8 x 9'11 (4.17m x 3.02m)

A large master bedroom with a characterful original cast iron feature fireplace. There is a built-in storage cupboard, which also houses the water tank, a wall-mounted radiator and two front-facing uPVC windows.

BEDROOM 2

9'11 x 9'10 (3.02m x 3.00m)

A further double bedroom comprising wall mounted radiator and rear facing uPVC window.

BEDROOM 3

10'00 x 5'11 (3.05m x 1.80m)

A great size third bedroom comprising wall mounted radiator and uPVC window..

BATHROOM

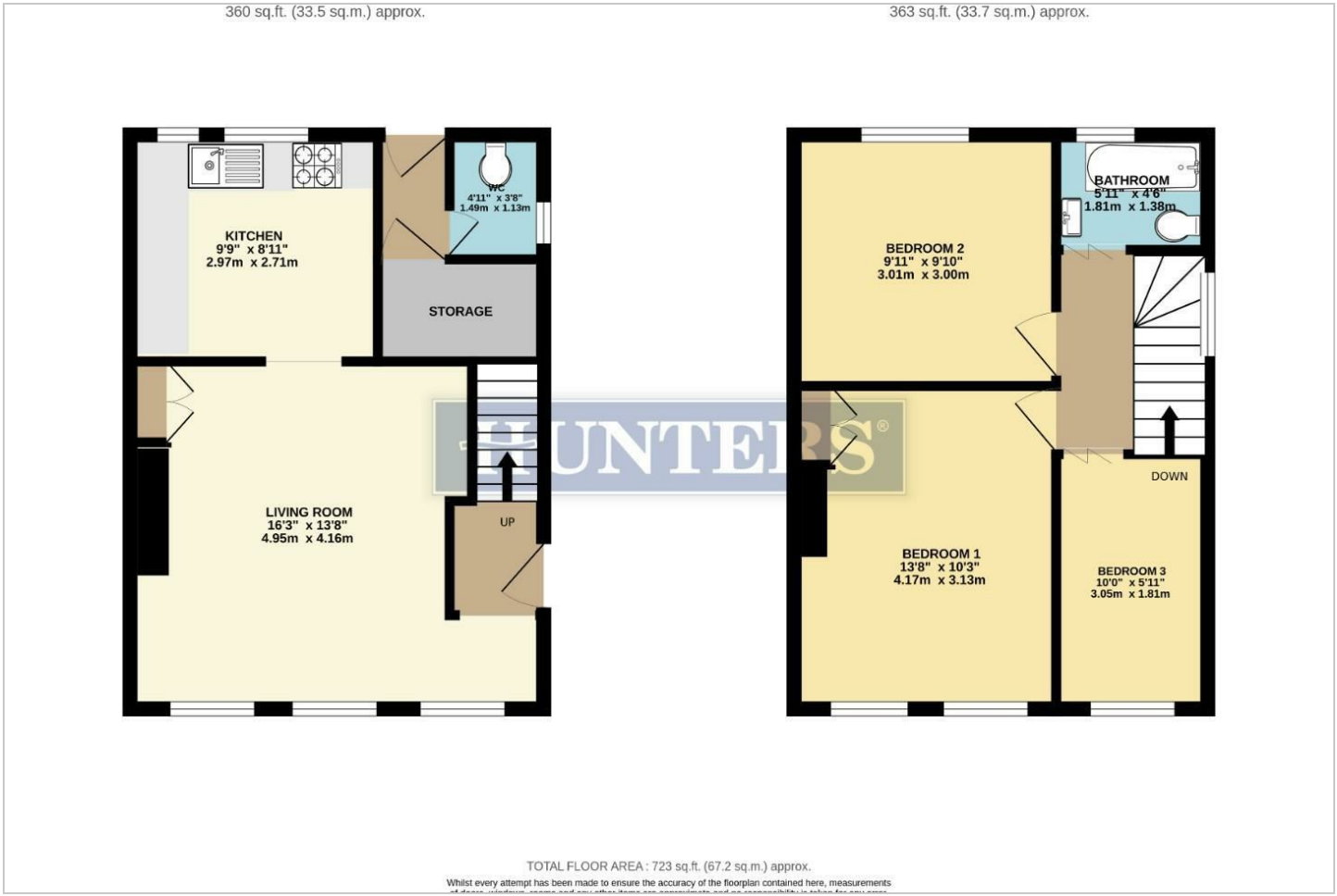
5'11 x 4'4 (1.80m x 1.32m)

Fully tiled in blue tones, comprising bath with electric shower over, sink, low flush WC, wall mounted radiator and frosted uPVC window.

EXTERIOR

The property sits on a great-sized plot. To the front, a long gated driveway easily provides off-road parking for at least two cars, with established hedges adding privacy. A sizeable lawn could be used to create further parking if desired. To the rear is a large garden with a hardstanding/patio area, a shed for outdoor storage and a lawn for the remainder. Outdoor lighting and an outdoor tap complete the space. It's a blank canvas, ready for you to make your mark.

Floorplan


360 sq.ft. (33.5 sq.m.) approx.
363 sq.ft. (33.7 sq.m.) approx.
KITCHEN
9'9" x 8'11"
2.97m x 2.71m
WC
4'11" x 3'8"
1.49m x 1.13m
STORAGE
LIVING ROOM
16'3" x 13'8"
4.95m x 4.16m
UP
BEDROOM 2
9'11" x 9'10"
3.01m x 3.00m
BATHROOM
5'11" x 4'6"
1.81m x 1.38m
DOWN
BEDROOM 1
13'8" x 10'3"
4.17m x 3.13m
BEDROOM 3
10'0" x 5'11"
3.05m x 1.81m
TOTAL FLOOR AREA : 723 sq.ft. (67.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements









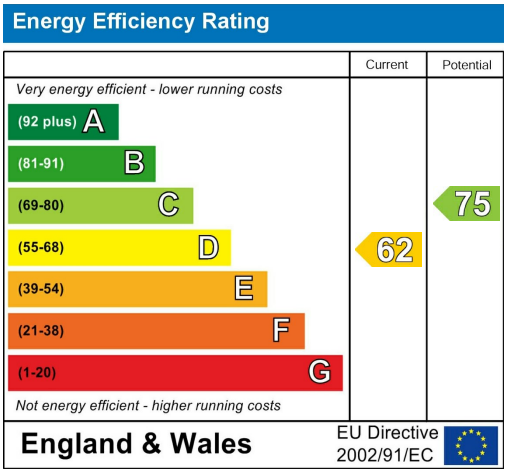


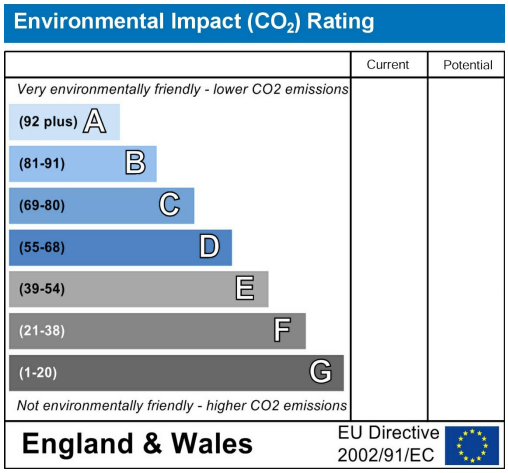






Energy Efficiency Graph

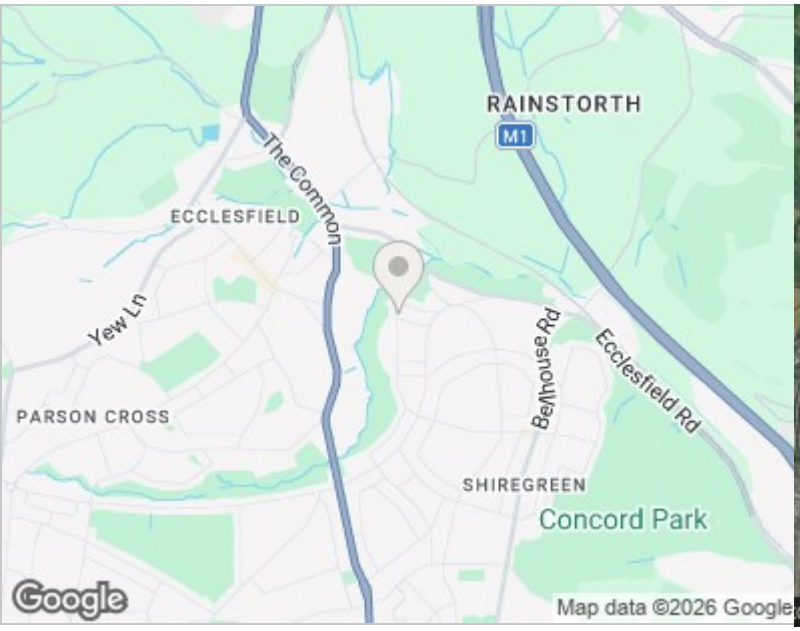




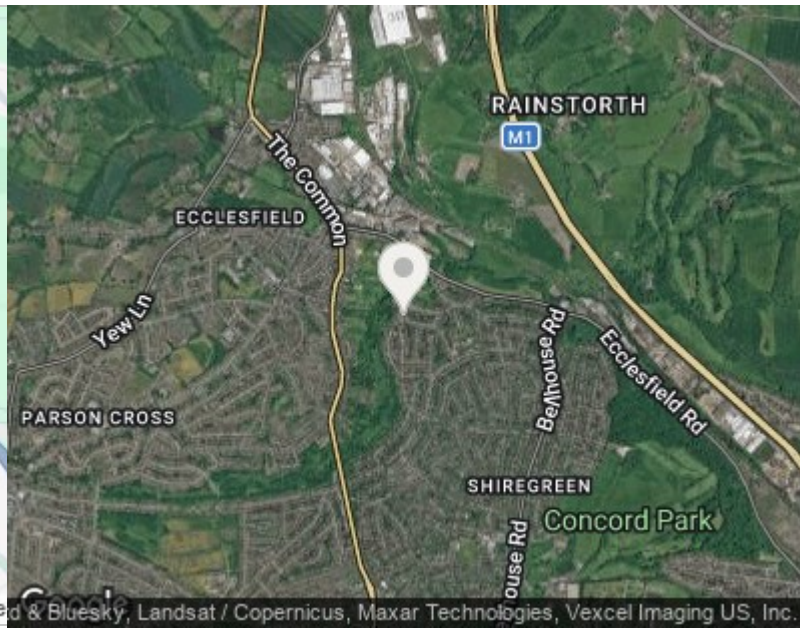
Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman