



Cannon Hall Road, Fir Vale,
Sheffield, S5 7AL



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OIRO £145,000

- Close to Northern General Hospital
- Ideal First Time Home or Investment
- Garage
- Three Bedrooms
- Private Rear Garden
- Vacant Possession and No Chain
- Freehold
- EPC rating C

Because property is personal with...

Belvoir



Belvoir Sheffield is delighted to present this spacious three-bedroom semi-detached home, ideally located in the popular residential area of Fir Vale.

Offered with vacant possession and no onward chain, this property represents an excellent opportunity for first-time buyers and investors alike.

The accommodation briefly comprises an open-plan ground floor layout, featuring a well-appointed kitchen to the front with a good range of fitted wall and base units and recently installed LVT flooring. To the rear is a generous lounge/dining area, providing ample space for both relaxing and entertaining, with patio doors opening onto the rear garden and patio.



Upstairs, the property offers a family bathroom, a spacious principal bedroom overlooking the rear garden, a good-sized double bedroom to the front, and a third single bedroom.

Externally, the property benefits from a private tiered rear garden with patio area and recently installed fencing, creating a low-maintenance outdoor space. An integral garage provides excellent storage and offers potential for conversion into additional living accommodation, subject to any necessary consents.

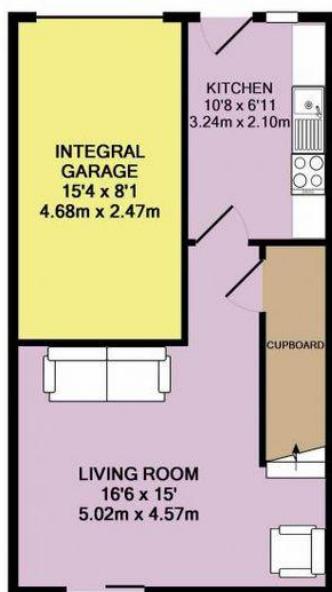
The property further benefits from a recently installed Worcester Bosch 30kW boiler, with the manufacturer's warranty remaining in place until December 2031. Valued at approximately £2,700, this represents a significant additional benefit for prospective purchasers, providing both energy efficiency and peace of mind for years to come.

The location is particularly convenient for commuters, with excellent access to Sheffield city centre, the M1 motorway network, and Meadowhall Shopping Centre. The property is also situated on a well-served bus route and is within walking distance of the Northern General Hospital.

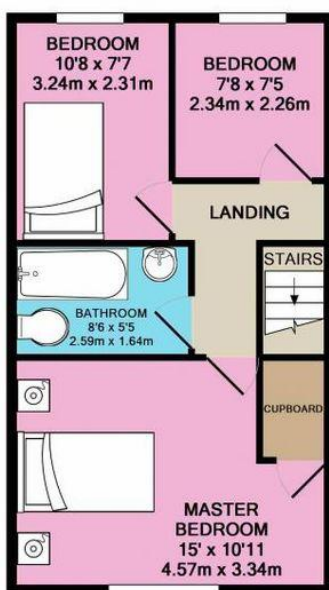
A wide range of local amenities can be found nearby, including independent shops, nurseries, primary and secondary schools, and places of worship, making this an ideal home for a variety of buyers.

Disclaimer and Advice

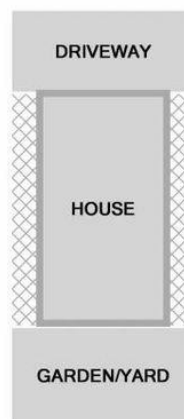
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GROUND FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 404 SQ.FT.
(37.6 SQ.M.)



SITE PLAN

TOTAL APPROX. FLOOR AREA 811 SQ.FT. (75.3 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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