

Clough Road, City Centre, Sheffield, S1 4TB

3 1 2

OIRO £170,000

- Three Double Bedrooms
- Ideal Investment or First Time Home
- Fantastic Location close to SUFC Football Ground
- Permit Parking Available
- Large Cellar for Storage
- Spacious
- Freehold
- EPC rating C







Belvoir Sheffield are delighted to offer for sale this spacious three-bedroom terraced property, ideally located in Sheffield city centre, close to Sheffield United Football Club.

Offered with no onward chain, the property provides a fantastic opportunity for first-time buyers, families, professional sharers or investors, with potential rental income of £1,000+ per month.

Arranged over three floors, the accommodation includes two reception rooms, a separate kitchen, three bedrooms and a large cellar, offering plenty of flexibility for a range of buyers.






On entering the property, you are welcomed into a generous living room featuring an attractive fireplace. The separate kitchen is fitted with freestanding appliances and leads through to a good-sized dining room, which benefits from a further feature fireplace and access to an impressive cellar, providing excellent additional storage space.

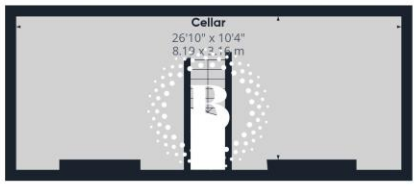
The first floor comprises two bedrooms, including a large principal double bedroom with a useful storage cupboard, alongside a second double bedroom. The family bathroom is fitted with a bath and shower over, wash basin and WC. Occupying the second floor is the third bedroom, a extra large double room featuring a dormer window with views towards Sheffield United Football Club.

Externally, the property benefits from access to a shared rear yard, providing a low-maintenance outdoor area. Permit parking is also available in the surrounding area, subject to the relevant permit and associated costs.

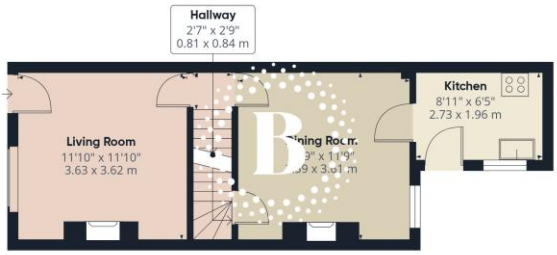
The location is ideal for those wanting to enjoy the convenience of city living, with a variety of local amenities nearby, including independent shops, cafes, bars and restaurants. Sheffield city centre is easily accessible, with excellent public transport links connecting the property to the wider city and surrounding areas.

Additional benefits include a boiler approximately four years old. The property has been well cared for by the current tenants, who have lived there for several years and would be happy to remain, subject to suitable rental terms being agreed with the new owner.

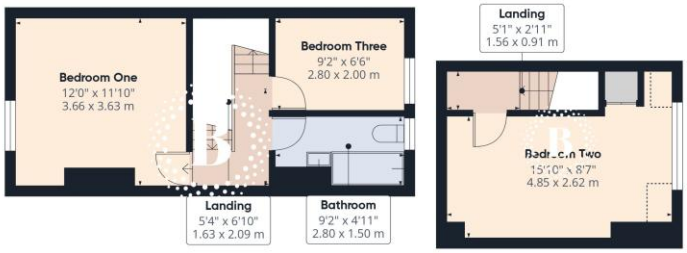
Disclaimers and Advice: We endeavour to make our sales particulars accurate and reliable; however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical 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.



Floor 0



Floor 1



Floor 2

Floor 3

Approximate total area[1]

1049 ft²

97.5 m²

Reduced headroom

7 ft²

0.7 m²

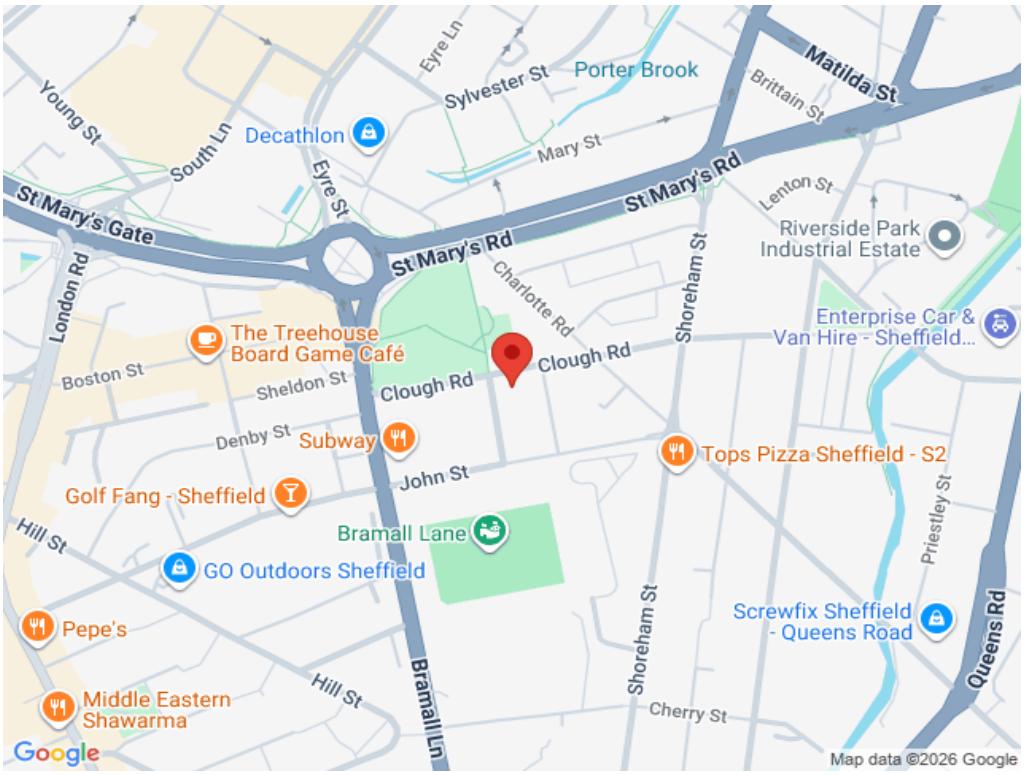
(1) Excluding balconies and terraces

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

Belvoir Sheffield

0114 252 5215
enquiriessheffield@belvoir.co.uk