



Raeburn Road,

welcome to

Raeburn Road,

****GUIDE PRICE £60,000-£70,000****This two-bedroom maisonette is ideal for investors and first-time buyers. Offering a lounge/diner, kitchen, two bedrooms, two balconies, and a bathroom, it also benefits from easy access to local shops and schools. NO CHAIN.



Porch

Having a built in storage cupboard and providing access to the first floor accommodation.

Hall

Having stairs that provide access to the first floor accommodation.

Lounge / Diner

Having a rear facing double glazed window, radiator and a fireplace.

Kitchen

Having a range of wall and base units with a stainless steel sink. Space and plumbing for a washing machine. Radiator. A double glazed side facing window.

Landing**Bedroom One**

Having a side facing double glazed window and radiator.

Bedroom Two

Having a rear facing double glazed window , radiator and a door providing access to the balcony.

Bathroom

Having a side facing double glazed window, WC and sink basin. Bath suite with shower above.



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welcome to Raeburn Road,

GUIDE PRICE £60,000-£70,000

- Two bedrooms
- Maisonette
- Balcony
- Access to local amenities

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 550.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£60,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CPK115315 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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