



**Gainsford Road, Darnall Sheffield S9 4RJ**



**welcome to**

**Gainsford Road,Darnall Sheffield**

William H Brown are now in receipt of an offer for the sum of £92,500 for 40 Gainsford Road, Sheffield, S9 4RJ. Anyone wishing to place an offer on the property should contact William H Brown, Crystal Peaks, 0114 247 1421 prior to exchange of contracts.



### **Lounge**

13' 3" x 12' 9" ( 4.04m x 3.89m )

Having a front facing double glazed window.

### **Dining Room**

13' 4" x 11' 9" ( 4.06m x 3.58m )

Having a rear facing double glazed window.

### **Kitchen**

8' 8" x 6' 9" ( 2.64m x 2.06m )

Having a side facing double glazed window.

### **Wc**

Having a toilet.

### **Landing**

#### **Bedroom One**

15' 5" x 10' 8" ( 4.70m x 3.25m )

Having a front facing double glazed window and a radiator.

#### **Bedroom Two**

12' 5" x 9' 2" ( 3.78m x 2.79m )

Having a radiator and a rear facing double glazed window.

### **Bathroom**

Having a rear facing double glazed window, WC, bath and sink basin.

### **Attic Bedroom**

15' 6" x 13' 1" ( 4.72m x 3.99m )

Having a radiator and a rear facing skylight.

### **Rear Garden**

Having a paved rear garden.



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## Gainsford Road, Darnall Sheffield

- Mid terrace
- No chain
- Three bedrooms
- Two reception rooms
- May suit investors

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£95,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CPK114671 - 0021

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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