



The
Pennine
Property
Group



OFFERS OVER

£185,000

Westfield Avenue

Sheffield, S36 9RN



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PROPERTY SUMMARY

This is an excellent opportunity for buyers seeking a property with scope to enhance and personalise to their own tastes. Offered for sale with no vendor chain, enjoying an excellent position in this very popular village location, occupying a good size plot with so much potential.

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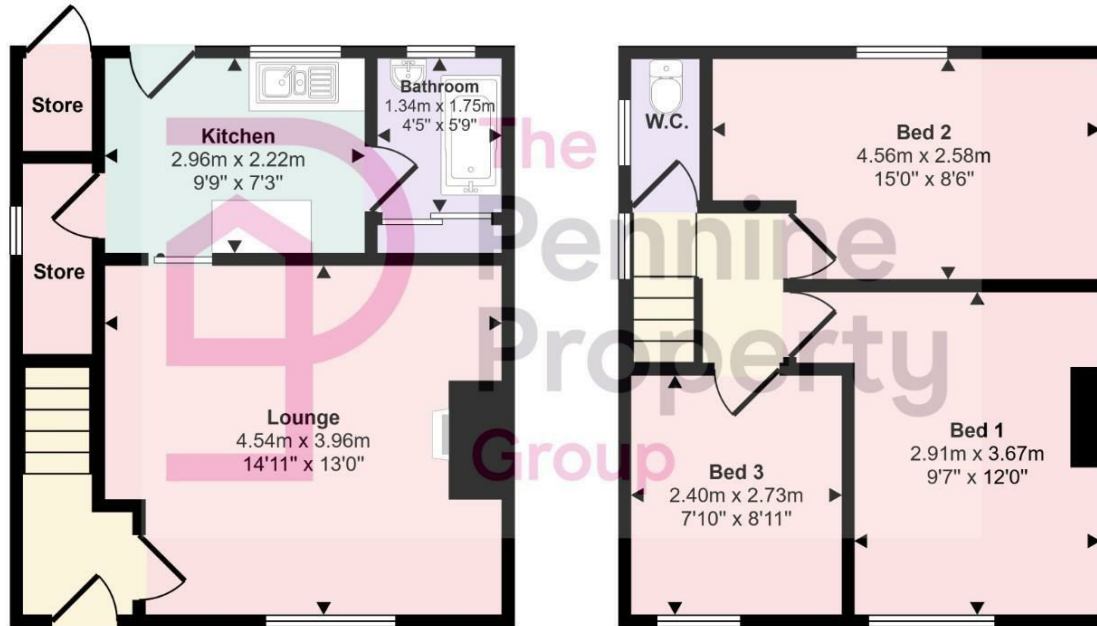








Approx Gross Internal Area
69 sq m / 748 sq ft



Ground Floor
Approx 35 sq m / 372 sq ft

First Floor
Approx 35 sq m / 376 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY
BMBC

TENURE
Freehold

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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OFFICE DETAILS

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