



BELVOIR
Property is personal

Christ Church Road, Sheffield,
S3 9HN



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OIRO £165,000

- Large Three Bedroom House
- Semi Detached
- Vacant Possession & No Chain
- Rear Garden
- Walking Distance To City Centre
- Ideal Investment or First Time Home
- Leasehold
- EPC rating C

Because property is personal with...

Belvoir



Belvoir Sheffield are pleased to offer to the market this well-proportioned three-bedroom semi-detached home, ideally located within walking distance of Sheffield City Centre.

Offering generous living space throughout, this property would make an ideal starter home or a fantastic addition to an existing investment portfolio, with an anticipated rental income of approximately £1000 PCM.

Early viewing is highly recommended to appreciate the space and potential this property has to offer.



In brief, the property comprises a spacious entrance hallway providing access to a convenient downstairs W.C. and a large under-stairs storage cupboard. The ground floor further benefits from a larger-than-average living room with patio doors opening onto the rear garden, alongside a spacious dining kitchen fitted with a range of wall and base units, ample room for a dining table, and a useful built-in storage cupboard.

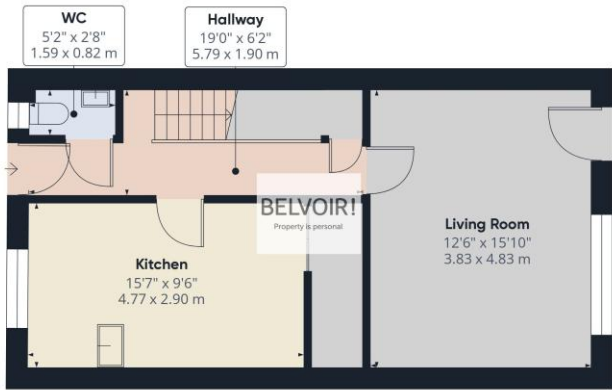
To the first floor, there are three well-sized double bedrooms and a family bathroom, complete with a bath with shower over, wash basin, and W.C.

Externally, the property boasts a private, low-maintenance rear garden, ideal for outdoor enjoyment. To the front, there is a garden area which offers potential to be converted into off-road parking, subject to the necessary planning permissions.

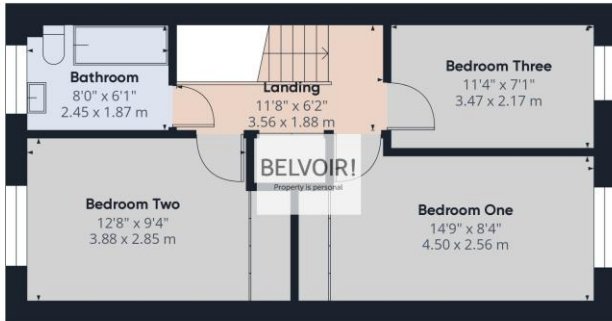
Situated in a popular and convenient location, the property is within easy walking distance of Sheffield City Centre, offering a wide range of shops, restaurants, and amenities, as well as excellent transport links for commuting.

*Lease remaining 106 years *Ground Rent £10 per annum *Council Tax Band B *As advised by Vendors

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



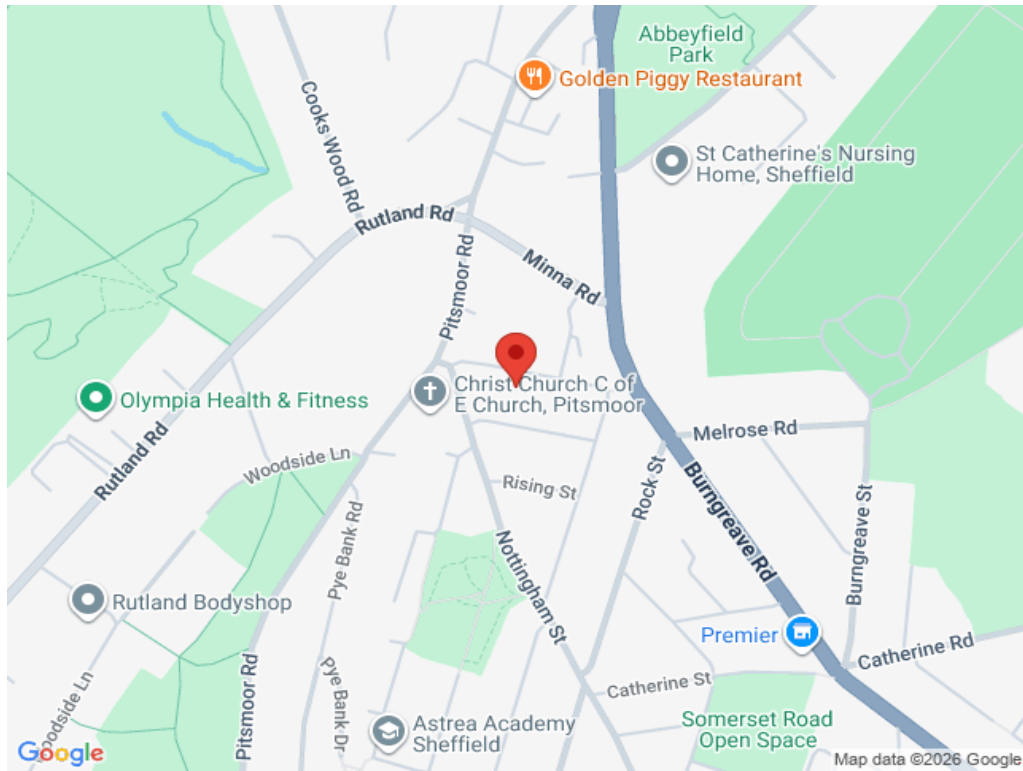
Floor 1

Approximate total area⁽¹⁾
955.72 ft²
88.79 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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