





Turie Avenue,Parson Cross Sheffield S5 9JA

william h brown

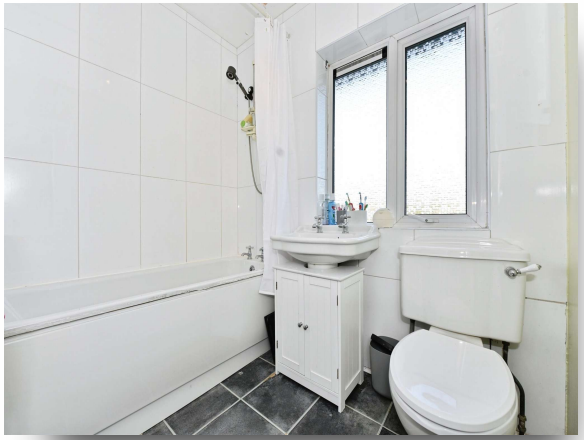
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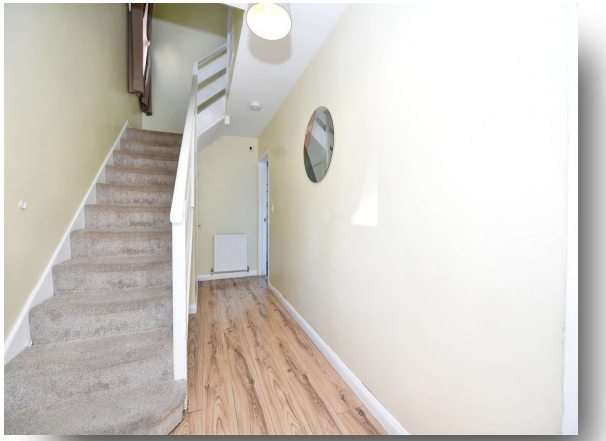
Turie Avenue, Parson Cross Sheffield

GUIDE PRICE £180,000 - £190,000 Early viewings advised to appreciate this three bedroom semi detached property which would ideally suit first time buyers. With great access to local amenities, schools and public transport links this property is definitely worth a look!













Hallway
Having an entrance door, radiator and stairs leads to the first floor accommodation.

Wc
Having a wc and wash hand basin. Radiator and side facing double glazed window.

Lounge
Three front facing double glazed windows and two radiators.

Dining Kitchen
Having a range of wall and base units, inset sink with rolled edge work surfaces. Electric oven and hob with extractor above. Integrated fridge and rear facing double glazed window. A door leads to the garden. Recess which houses the washing machine, dryer and central heating boiler.

Landing
Side facing double glazed window, radiator and loft access can be obtained.

Bedroom One
Three front facing double glazed windows and radiator.

Bedroom Two
Rear facing double glazed window and radiator.

Bedroom Three
Front facing double glazed window and radiator.

Bathroom
A suit comprising bath with shower above, wc and wash hand basin. Radiator and rear facing double glazed window.

Garden
To the rear of the property is an enclosed garden with artificial grass and decked seating area. Garden shed .

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



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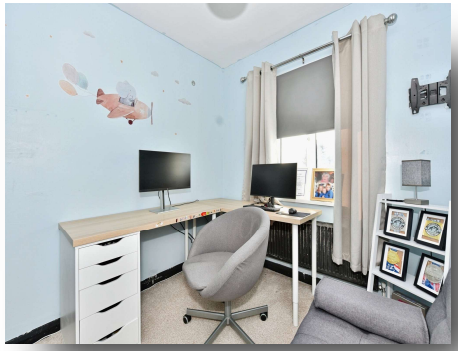
- Three bedroom semi detached property
- Dining Kitchen
- Rear garden with artificial grass
- Driveway
- Good access to local amenities

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

guide price

£180,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CPK115577 - 0003

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

0114 247 1421

crystalpeaks@williamhbrown.co.uk

Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.