



1 Burnt Stones Close

Sheffield, S10 5TS

Price Guide £700,000



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1 Burnt Stones Close



Description

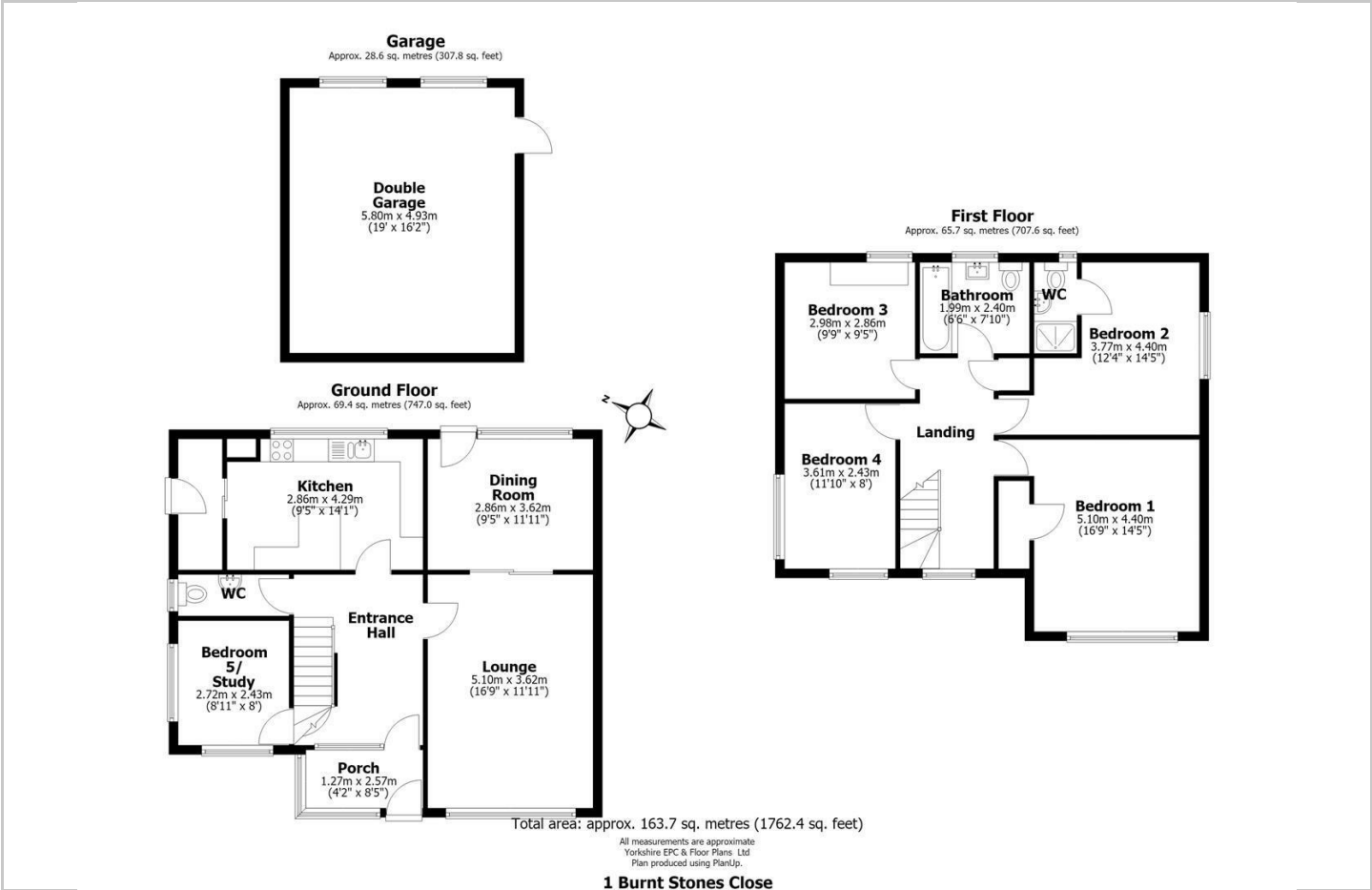
GUIDE PRICE £700,000 to £725,000. A 4/5 bedroom property (including a ground floor office/fifth bedroom) with over 1454 square feet of accommodation, excluding the double garage, laid out over two floors and the potential for extending to the side or rear, subject to regs. This lovely family home offers a great opportunity for renovation. Enjoying an excellent location, close to highly regarded schools, the beautiful surrounding countryside and being sold with no onward chain.

- ELR Premium Sale - Buyers fees of £595 including VAT will apply.
- Large lounge.
- Breakfast kitchen, entrance porch and a wide and welcoming hallway.
- Off road parking for several cars and a detached double garage.
- Gas central heating and UPVC double glazing combine to produce an EPC rating of C73.
- Four/five bedrooms including a ground floor room.
- Dining room with door accessing the rear garden.
- Two bathrooms (one ensuite) and a ground floor W.C.
- Pretty gardens to both the front, side and rear.
- 800 year lease from 1961 at an annual ground rent of £40.

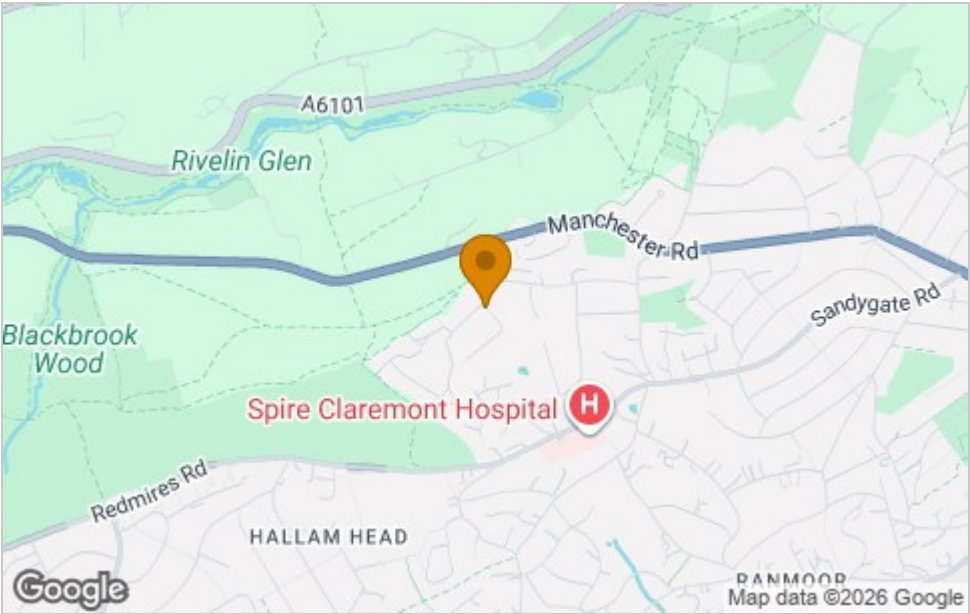




Floor Plan



Area Map



Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

