

Piper Crescent Southey Green Sheffield S5 7PF
Guide Price £120,000

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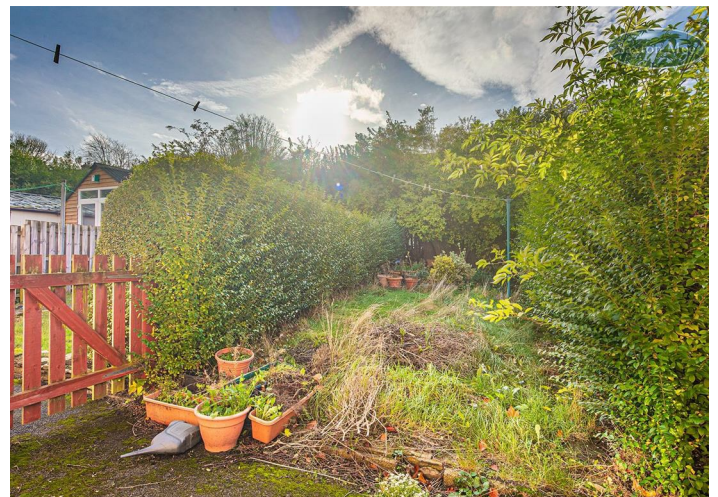
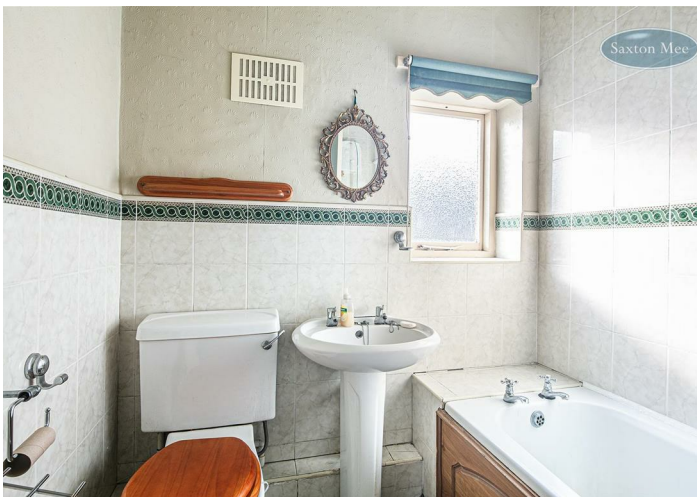
GUIDE PRICE £120,000-£125,000 ** FREEHOLD ** NO CHAIN ** SOUTH-WEST FACING REAR GARDEN ** Situated within close proximity to Northern General Hospital, parks, schools, and key road access as well as within easy reach of the city centre and Hillsborough, providing access to a wide range of amenities, shopping, dining, and entertainment options is this two bedroom mid terrace property which has gardens to the front and rear and benefits from a modern combination boiler and gas central heating. Whether you're a first-time buyer looking to get onto the property ladder or a buy-to-let investor seeking a solid opportunity, this home offers excellent prospects. The property is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste.

The accommodation briefly comprises: enter through a front door into the entrance hall with access into the lounge with a large front window. A door then opens into the kitchen/diner which has a range of units with a worktop which incorporates the sink and drainer. Integrated appliances include an electric oven and a four ring hob with extractor above, along with housing and plumbing for a washing machine, space for a fridge freezer and the gas combination boiler (installed September 2024). There is space for a dining table and chairs, an under stair storage cupboard and a rear uPVC entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the two bedrooms and the bathroom. The principal bedroom has two windows to the front aspect and has storage over the stairs and to one side of the chimney breast. Double bedroom two is to the rear aspect. The bathroom has a three piece suite including bath with electric shower, WC and wash basin.

- TWO BEDROOM MID TERRACE
- LOUNGE & KITCHEN/DINER
- SPACIOUS LAYOUT WITH WELL PROPORTIONED ROOMS
- SOUTH-WEST FACING REAR GARDEN
- REQUIRES UPDATING
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- GOOD TRANSPORT LINKS
- LOCAL AMENITIES
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS
- NORTHERN GENERAL HOSPITAL CLOSE-BY





OUTSIDE

A front lawn with a gate and path leading to the entrance door. Gated access either side of the property leads to the rear garden which is mostly laid to lawn.

LOCATION

Situated within close proximity to Northern General Hospital, parks, schools, and key road access as well as within easy reach of the city centre and Hillsborough, providing access to a wide range of amenities, shopping, dining, and entertainment options.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



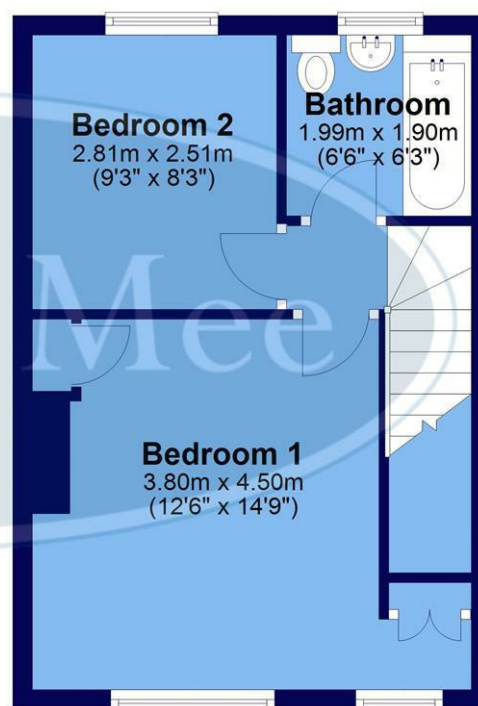
Ground Floor

Approx. 29.8 sq. metres (321.2 sq. feet)



First Floor

Approx. 30.2 sq. metres (325.2 sq. feet)



Total area: approx. 60.0 sq. metres (646.3 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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