

Paddock Crescent, Arbourthorne, Sheffield, S2 2AR

2 1 1

OIRO £120,000

- Two Bedroom Plus Occassional Room
- Large Rear Garden
- Large Sunroom
- In need of modernisation
- Driveway
- Vacant Possession and No Chain
- Freehold
- EPC rating D







Belvoir Sheffield are pleased to present this two-bedroom end-terraced property, offering an excellent opportunity for first-time buyers and investors alike.

Requiring a scheme of refurbishment, the property offers plenty of potential and benefits from a driveway, a spacious sun room, a large private rear garden and an additional occasional room in the attic.

With a potential rental income of approximately £900 per calendar month following refurbishment, this could make an appealing buy-to-let investment. Offered with vacant possession and no onward chain, an early viewing is recommended.









Upon entering the property, a small entrance hallway leads into the living room, which features a bay window allowing plenty of natural light, an attractive feature fireplace and a useful storage cupboard.

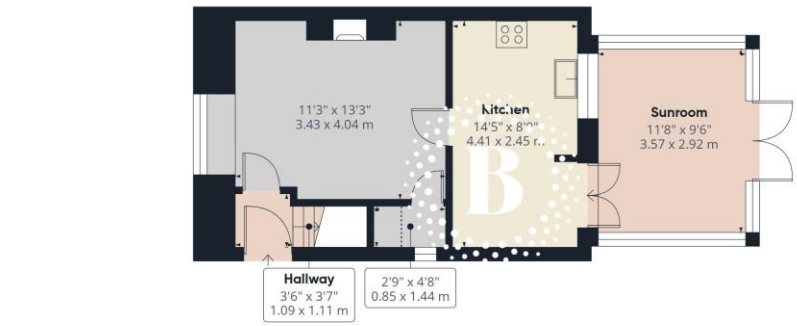
To the rear, the kitchen offers a range of wall and base units, with space for a dining table. Patio doors open into a particularly spacious sunroom, providing an excellent additional reception area overlooking the rear garden.

Externally, the property boasts a large, private rear garden, offering plenty of outdoor space with scope for landscaping and creating an attractive garden to enjoy. A driveway provides convenient off-road parking to the front.

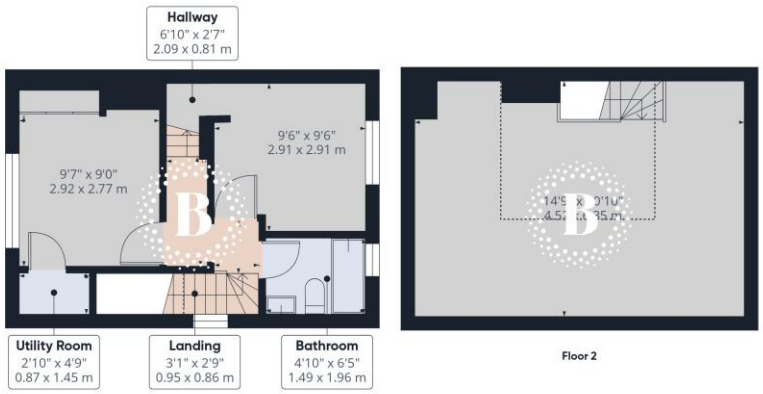
To the first floor are two double bedrooms and the family bathroom, fitted with a bath and shower over, wash basin and WC. A further staircase leads to the attic occasional room, which benefits from two Velux windows and offers a versatile space that could be used for a variety of purposes, subject to the necessary permissions and regulations.

The property is ideally situated for a range of local amenities, with schools, community centres, parks and shops all within walking distance. Excellent transport links also provide convenient access to Sheffield city centre and the surrounding areas, making this a practical location for commuters and those looking to enjoy the convenience of local facilities.

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

Floor 2



Approximate total area[1]

982 ft²

91.3 m²

Reduced headroom

226 ft²

21 m²

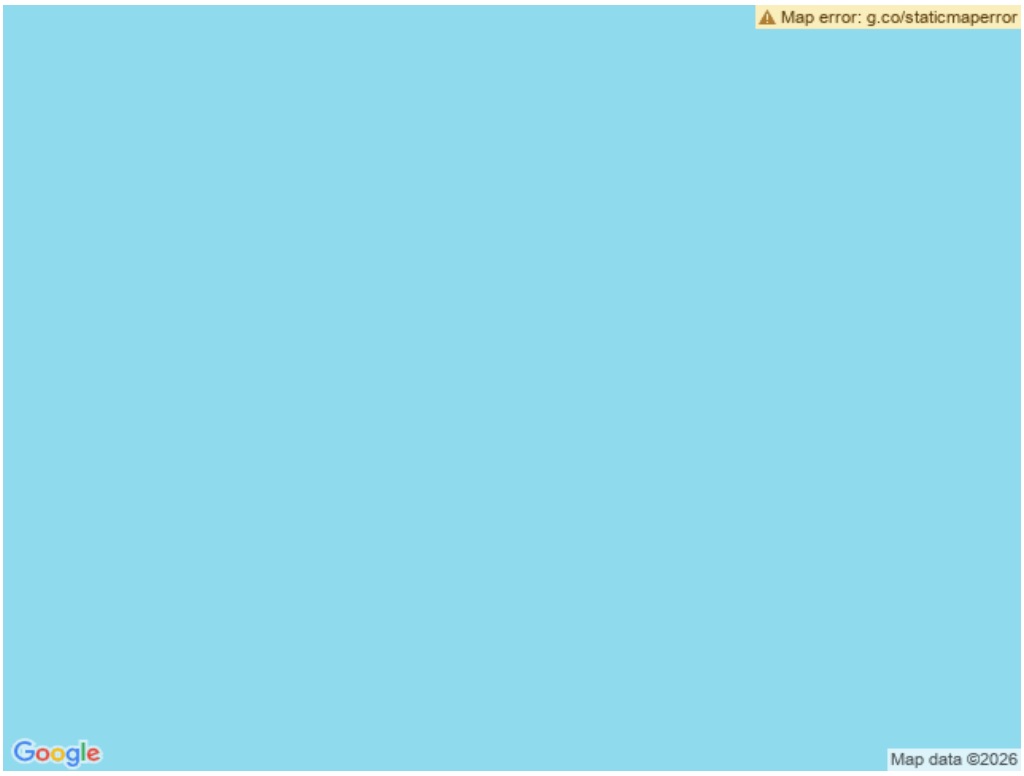
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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