



66 CHURCH STREET SHEFFIELD, S26 5LQ

£300,000
FREEHOLD

CALLING ALL PROPERTY DEVELOPERS/INVESTORS - NO CHAIN

Superb opportunity to acquire this three bedroomed cottage which stands on a good sized plot with gardens to three sides. The property does require modernisation but the views and land to this property are amazing. Briefly comprising of entrance porch, family bathroom and separate WC. The L-shaped Kitchen diner has a range of base units with work surfaces over, there is a pantry off. To the ground floor there is a cosy lounge which overlooks the rear garden and there is a bedroom off. To the first floor are two further bedrooms. There are iron gates which lead onto the driveway providing ample off road parking. There is a garage with workshop/store. BOOK A VIEWING NOW - DO NOT MISS OUT

Kendra
Jacob

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66 CHURCH STREET

- Guide Price £300,000 - £325,000 • NO CHAIN • CALLING ALL PROPERTY DEVELOPERS/INVESTORS • Detached Cottage • Stands On Superb Plot With Gardens To Three Sides • Two Reception Rooms/Kitchen • Family Bathroom And Separate WC • Garage With Workshop Attached • Amazing Views • Quiet Location - Close To Schools



Entrance Porch

With front door leading into the entrance with window to the side.

Lounge

With Adam style wooden gas fireplace with tiled inserts. Window overlooking the rear garden with amazing views. Two central heating radiators.

Kitchen

With work surface, sink and window overlooking the front.

Second Lounge Area

With electric fire, window overlooking the rear garden and amazing views. Central heating radiator. A door leads into the ground floor bedroom.

Pantry/Store

Useful pantry/store. Window

Bedroom

With window overlooking the side and central heating radiator.

Separate WC

With low flush WC. Central heating radiator and window to the side.

Family Bathroom

With panelled bath and shower over, wash hand basin, window to the side and central heating radiator.

First Floor Landing

Bedroom

With window overlooking the rear garden and central heating radiator.

Bedroom

With window overlooking the rear with central heating radiator. Also housing the heating boiler.

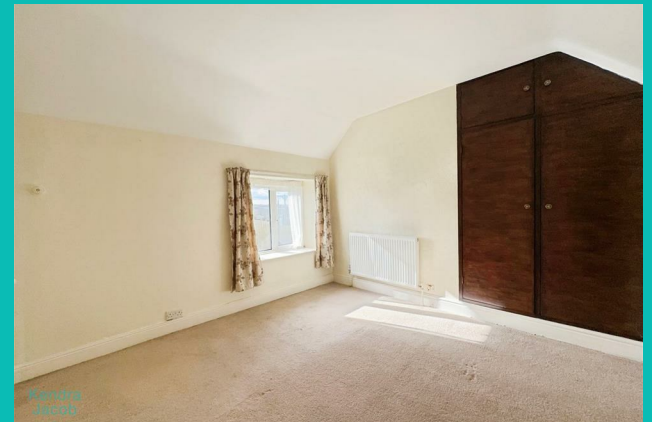
Outside

To the front of the property is a gated access which leads onto the driveway providing ample off road parking. There is a garage to the side/rear of the property with up and over door and has a workshop/storage to the rear of the garage. The property stands in approximately one quarter of an acre of land with gardens to the front, side and rear of the property. THE PROPERTY MUST BE VIEWED TO APPRECIATE THE SIZE OF THE PLOT AND GARDENS IT STANDS ON. There are amazing views all round. The property is situated in this semi-rural location and highly sought after.

Garage/Workshop

The garage has up and over door and power and light connected. There is a workshop/store to the rear of the garage.

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ADDITIONAL INFORMATION

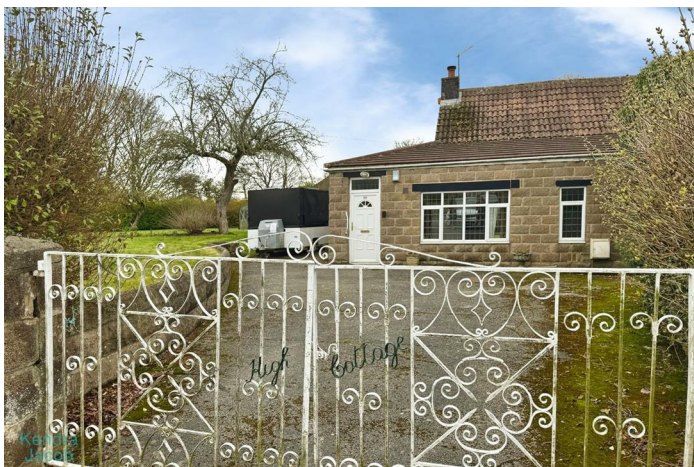
Local Authority – Rotherham

Council Tax – Band D

Viewings – By Appointment Only

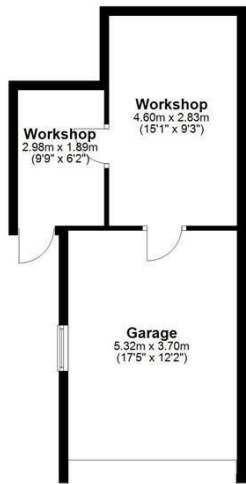
Floor Area – 1474.67 sq ft

Tenure – Freehold



Ground Floor

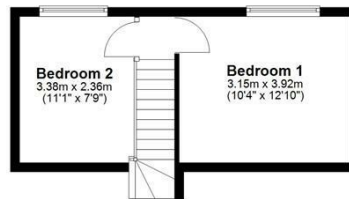
Approx. 99.8 sq. metres (1074.5 sq. feet)



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First Floor

Approx. 23.9 sq. metres (257.2 sq. feet)



Total area: approx. 123.7 sq. metres (1331.7 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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