

LOT

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53 Longfield Road, Crookes, Sheffield S10 1QW

Guide price\* £110,000+



## Stone fronted end terraced house in a much sought after location in need of refurbishment but with scope and potential.

### Location

The property is situated in Crookes a popular suburb towards the south west of Sheffield. It ideally located for the full range of superb amenities including local shops and supermarkets, well regarded schooling and public transport links with access to the city. Close by are principal hospitals and Sheffield universities, local pubs, restaurants and walks on the nearby BoleHills and Rivelin Valley.

### Description

Stone fronted end terraced house with one/two bedrooms now in need of refurbishment and updating but offering scope and potential. The property has gas central heating, double glazing, rear garden and is

vacant. The house has a useful attic and loft space and many of the neighbouring houses have extended into this area to create additional bedrooms. The area is popular and will appeal to young professionals, property landlord/investors and those parties wanting the next property project.

### Accommodation

**Ground Floor** Lounge, kitchen with fitted units, cellar access via a trap door and stairs to first floor.

**First Floor** Double bedrooms, smaller L shaped room/bedroom two and separate shower room/WC with suite in white.

**Outside** To the rear a small courtyard area, with stone stairs leading up to a lawned

and decked area with flowerbeds. Shed included. Bin store area.

### Tenure

Leasehold and Freehold

### EPC

Energy Efficiency Rating D

### Auction Valuer

Lucy Crapper ANAVA

### Note

For more information in connection with the tenure please refer to the legal pack available online. For more information connected to securing a mortgage on this property please contact Lee Shipman at Blundells, our dedicated auction mortgage consultant, on 0114 218 5818



### Viewing

Strictly by appointment with joint agent Blundells Hillsborough 0114 232 3246 For any other auction enquiries please call the auction team on 0114 254 1185