

LOT

15

80 Ranby Road, Ecclesall, Sheffield S11 7AL

Guide price* £200,000–£220,000



Three double bedroom terraced home offering an ideal refurbishment opportunity in one of Sheffield most sought after residential areas.

Description

A well-proportioned three double bedroom bay windowed terraced house which is ideal for refurbishment and modernisation. The property features a double off shot layout, has a rear garden, partial double glazing and gas mains are connected. The property will appeal to builders and property professionals looking to refurbish and sell on or a residential buyer looking for a property project. The house has some of its original features and some of the neighbouring houses have also converted the cellar area to create further accommodation. Prime opportunity so register today to view.

Location

The property is located to the south west of the city enjoying a superb location offering an excellent array of local shops, restaurants, supermarkets, cafes & amenities at Banner Cross and a number of local parks with recreational facilities within easy reach. The property falls into the catchment for a number of regarded local schools with private schools and nurseries also being close by. There are strong road and bus links to and from the city centre and a 15 minute drive will find you heading out into the Peak District National Park.

Ground Floor Entrance side lobby with stairs to the first floor, bay windowed lounge, dining room with access to

the cellar and off shot kitchen with door to the garden.

First Floor Landing with walk in store, double bedroom one, double bedroom two leading to off shot bathroom/WC.

Second Floor Large attic room with potential to be fantastic master suite.

Outside

Front forecourt and enclosed westerly facing garden with borders, rockery and paved areas. External brick built outhouse.

Tenure

TBC

EPC

Energy Efficiency Rating tbc

Auction Valuer

Lucy Crapper ANAVA



Viewing

Strictly by appointment with joint agent Banner Cross 0114 268 3333 For any other auction enquiries please call the auction team on 0114 254 1185 Any viewers of this property are strongly advised to take extra care due to its landscape. Suitable footwear is required and no children permitted. Blundells Auctions, Blundells Estate Agents and their clients take no responsibility for any accidents losses or injuries incurred whilst visiting the site.