

LOT

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146 Edmund Road, Highfield, Sheffield, South Yorkshire S2 4EE

Guide price\* £100,000–£120,000



Within easy reach of Sheffield city centre is this three bedroom mid terraced with off shot ideal for buy to let or local residential buyer.

#### Description

A charming three bedroom period terrace house with off shot layout, gas central heating, double glazing and available vacant. The house is located within approximately half a mile of Sheffield city centre therefore offering superb access to city centre facilities to suit either a landlord investor or local residential buyer. The house would benefit from some basic cosmetic updating but viewing is advised.

#### Location

Highfield is located within a short distance of Sheffield City centre, there are local shops, amenities, supermarkets, convenient access to universities and hospitals, excellent road and

bus links along with access to the train station.

#### Accommodation

**Ground Floor** The front entrance door opens to the open plan bay window living room, inner lobby, and separate dining room with access to the cellar, off shot fitted kitchen with stainless steel appliances and door to garden.

**First Floor** Double bedroom one, single bedroom two and a shower room/ WC with suite in white.

**Second Floor** Staircase from the first floor landing to the second floor attic double bedroom three.

**Outside** The exterior of the property has a forecourt garden with pathway to the

front entrance door. Courtyard style rear garden with walled boundaries.

#### Tenure

Freehold

#### EPC

Energy Efficiency Rating D

#### Auction Valuer

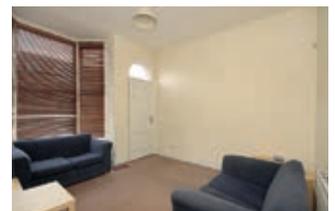
Lucy Crapper ANAVA

#### Note

For more information connected to securing a mortgage on this property please contact Blundells, our dedicated auction mortgage consultants on 0114 275 3853.

#### Viewing

Strictly by appointment with joint agent Blundells Woodseats 0114 255 5651



For any other general auction enquiries please call the auction team on 0114 254 1185