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22 Vickers Road, High Green, Sheffield S35 4JY

**Guide price\* £50,000–£60,000**



## A two bedroom semi with large garden and double garage

### Location

High Green is a northern suburb of Sheffield, located about 8 miles from the city centre and to the north of Chapeltown. The property is well placed for a host of local amenities including local schools, shops and parks. There are good leisure facilities in the area, a railway station in nearby Chapeltown around 1 mile away and the M1 motorway is within easy reach making this ideal for those looking to commute. The area is popular with young professionals, families and those parties looking to downsize.

### Description

Set on a good sized plot of land with double garage is this 2 bedroom semi detached house now

requiring a full scheme of refurbishment and remedial works. The property offers potential due to the size of the gardens and land and early viewing is suggested. The property has the benefit of gas central heating, UPVC double glazing, has no upward chain and backs onto the local park giving it a pleasant aspect.

### Accommodation

**Ground Floor** Lounge, kitchen, pantry and inner hallway.

**First Floor** Two bedrooms and a shower room/WC

**Outside** Sits in an elevated position from the road, driveway to the side leads to two single garages. Front garden with shrubs and plants. To the rear is a

long garden and whilst now overgrown offers potential.

### EPC

Energy Efficiency Rating D

### Auction Valuer

Lucy Crapper ANAVA

### Note

Property and garden is sold as seen.

### Viewing

Strictly by appointment with joint agent Blundells Auctions 0114 254 1185 or at weekends Blundells Chapeltown 0114 257 0170. Any viewers of this property are strongly advised to take extra care due to its landscape. Suitable footwear required and no children. Countrywide Auctions, Blundells Estate



Agents and their clients take no responsibility for any accidents losses or injuries incurred whilst visiting the site