

LOT

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178 Halifax Road, Birley Carr, Sheffield S6 1AA

Guide price\* £150,000+



**A substantial detached dwelling set in approx. 0.3 acres of land in a prime residential area and offering a wide range of future scope and potential, in need of renovation.**

#### Location

The property sits in an elevated position in a prime residential area popular with families. There are excellent shopping facilities within walking distance including a large Lidl, there are local schools, excellent road and public transport links to and from the Sheffield city centre and further amenities and facilities in nearby Hillsborough and Middlewood, there are also excellent easy motorway links.

#### Description

A substantial detached dwelling set in approx. 0.3 acres of gardens and grounds including large area for off road parking. The property has residential status but was formally a doctors surgery

we believe and given the size and layout may offer development potential subject to all the necessary planning and approvals. The house alternatively will suit a family buyer looking for a renovation project and viewing is strongly advised. The property has three bedrooms, gas central heating, double glazing and is vacant.

#### Accommodation

**Ground Floor** Porch, hall, dining room, breakfast kitchen, large lounge, utility room and shower room/WC

**First Floor** Three double bedrooms and bathroom/WC

**Outside** Property sits in large grounds and lawned gardens to all four sides with mature planting. The property also has an attached single garage

with a substantial driveway provides off road parking for numerous vehicles.

#### Tenure

Freehold

#### EPC

Energy Efficiency Rating D

#### Auction Valuer

Lucy Crapper ANAVA

#### Note

Plans shown are for information only and are not to scale. The Promap shown is for approximate identification purposes only and is not to scale. Crown copyright reserved.

#### Viewing

Strictly by appointment with joint agent Blundells Auctions 0114 254 1185



or at weekends Blundells Hillsborough 0114 232 3246.