

LOT

17

11 Samuel Close, Norfolk Park, Sheffield, South Yorkshire S2 3UH

**Guide price\* £55,000 - £65,000**



## A vacant, well-proportioned three bedroom mid-townhouse to suit landlords and investors

### Location

The property is centrally located for Sheffield City Centre with excellent local Supertram links, bus links and road networks. There are local schools and nurseries, recreational facilities in Norfolk Park and a variety of amenities and shops close by.

### Description

A well-proportioned three bedroom mid-townhouse which now requires some cosmetic improvement but will appeal to landlords and investors. The property has gas central heating, open plan living space, fitted kitchen and an enclosed rear garden. The property utilises communal off road parking at the end of the row of

townhouses and is available vacant.

**Ground Floor** Entrance hall, walk in storeroom and separate store cupboard, fitted kitchen and dining area leading to a large lounge (21'7 x 11').

**First Floor** Three well-proportioned bedrooms and bathroom/W.C in white.

**Outside** Communal path running to the front of the properties; paved and pebbled front garden with bin store. Enclosed rear garden with lawn and patio.

### Tenure

Freehold

### EPC

Energy Efficiency Rating D

### Auction Valuer

Lucy Crapper ANAVA

### Note

Plans shown are for information only and are not to scale.

### Viewing

Strictly by appointment with joint agent Blundells Auctions 0114 2541185 or at weekends Blundells Gleadless 265 5767

