

**LOT****1**

3 Longford Road, Bradway, Sheffield S17 4LP

**Guide price\* £80,000–£90,000**

## A vacant two double bedroom duplex apartment in a sought after residential area with stunning panoramic views



### Location

The local area benefits from not only the quiet surroundings and picturesque views but also has a local bus service that operates into Sheffield every 10-15 minutes as a request stop with its terminus directly adjacent to the property. Having a comprehensive range of local amenities nearby including shops, schools and good road links to Dronfield, Coal Aston and Holmesfield. The property is also within easy reach of the Peak District National Park for those wanting to explore the local countryside.

### Description

A two bedroom duplex apartment situated to the first floor with external access and enjoying panoramic

views. The flat is vacant and would benefit some cosmetic improvement but has central heating, double glazing, single garage with an additional parking space in the car park. The properties in this block are run by a private tenants association between the existing owners. The flat will appeal to both residential buyers or buy to let landlords and viewing is advised to appreciate the size and layout offered.

### Accommodation

External stairs lead to the first floor, entrance porch/utility area, spacious hallway, fitted dining kitchen with appliances, a good sized lounge having built in storage cupboard and a large picture window that takes full advantage of the panoramic

views. Staircase to the first floor landing, master bedroom with built in furniture and picture window enjoying the views. Double bedroom two with wardrobes, bathroom/W.C

**Outside** To the exterior of the property is a single garage with metal up and over door power and lighting and one parking space in the rear car park.

### Tenure

Leasehold

### EPC

Energy Efficiency Rating D

### Auction Valuer

Lucy Crapper NAVA

### Note

Plans shown are for

information only and are not to scale. The properties in this block are run by a private tenants association between the existing owners with a quarterly charge of £25. For further information please see the legal pack.

### Viewing

Strictly by appointment with joint agent Blundells Auctions 0114 2541185 or Blundells Dronfield 01246 416261