

LOT

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244h High Greave, Ecclesfield, Sheffield S5 9GR

Guide price\* £100,000–£120,000



## A three bedroom detached property situated on a large corner plot with outbuildings offering renovation, development and commercial potential

### Location

The area is predominantly residential and popular with families and young professionals. There are excellent shopping facilities close by including a large Morrisons and a number of shops and amenities. The location offers easy access to further facilities in Ecclesfield, local schools, excellent public transport links via road and bus and is within easy commutable reach of Sheffield City Centre and central Hospitals.

### Description

A substantial three bedroom detached dwelling situated on a large corner plot in a sought after and popular area. The property while needing refurbishment and modernisation offers a

unique opportunity to the buyer and will appeal to a wide range of parties. The site is mixed use with a small ground floor commercial unit to the front while the rear and upper floors being residential status. Subject to planning the property could be reverted back to full residential status for either a family home or separating the dwelling into flats. The buyer may look at continuing with the commercial unit to the front as the area is busy with footfall and there are a number of smaller units locally. Alternatively due to the size of the plot the site offers development potential (subject to planning) or those parties looking for numerous outbuildings or garaging. Viewing is strongly advised.

**Ground Floor** Side entrance hall and stairs, commercial space 18'6 x 11'4, lounge and kitchen.

**First Floor** Three double bedrooms and bathroom/W.C.

**Outside** The property sits in a large corner plot with lawned gardens, and privet hedge. There is a good sized driveway for multiple vehicles and a number of garages/outbuildings/stores

### Tenure

tbc

### EPC

Energy Efficiency Rating tbc

### Auction Valuer

Lucy Crapper NAVA

### Note

Plans shown are for



information only and are not to scale

### Viewing

Strictly by appointment with joint agent Blundells Auctions 0114 2541185 or Blundells Chapeltown 01143 450 576