

LOT 634 Firshill Crescent, Sheffield S4 7DS
20 **Guide price* £40,000+**



A well proportioned first floor, one bedroom plus box room apartment requiring some cosmetic updating.

Location
 The flat is ideally placed within easy access of numerous local amenities, supermarkets, shops, schools, close to a main bus route and road routes to the M1, easy reach of the Northern General Hospital and Meadowhall Shopping Centre.

Description
 A well proportioned first floor flat which has one bedroom plus a box room. The flat has the benefit of gas central heating, double glazing, communal off road parking bays and is available vacant. The property will appeal to landlords, property professionals and also residential buyers and now requires a minimal scheme of cosmetic improvement;

viewing is advised to appreciate the size and layout.

Accommodation
Ground Floor Communal access and stairs to the first floor, entrance door to the rear of the block.

First Floor Entrance hall with storage cupboard, good sized lounge, modern style fitted kitchen, bedroom one, additional box room/study and separate shower room/WC.

Outside Communal grounds and gardens. Communal off road bay style parking. The flat is located in the block numbered 632 – 638, access is via the rear.

Tenure
 Leasehold

EPC
 Energy Efficiency Rating tbc

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 Hillsborough 0114 232 3246
 For any other enquiries please call the auction team on 0114 254 1185

