

LOT  
**23**

14 Stradbroke Way, Richmond, Sheffield S13 8SJ

**Guide price\* £80,000–£100,000**



**A well-proportioned three bedroom semi-detached home on a corner plot and now needing modernisation.**

**Location**

Richmond is a suburb of Sheffield which lies to the eastern part of the city. The area is conveniently located close to popular schools, local amenities, shops, supermarkets along excellent bus, road and transport links with the A57 leading to the Parkway and M1 motorway.

**Description**

A vacant and well-proportioned three bedroom semi-detached home situated on a good sized corner plot with parking to the rear. The house now requires a scheme of modernisation and refurbishment but offers potential to the buyer. There is gas mains connected and gardens to three sides, the property offers the buyer the potential to extend (subject

to all the necessary planning consents and regulations). The house sits in a popular area that suits families and young professionals and enjoys a pleasant aspect to the front across the surrounding communal green areas. Viewing is strongly advised to appreciate the opportunity.

**Accommodation**

**Ground Floor** Hallway, breakfast kitchen leading to two stores, WC and a good sized utility room. There is a separate lounge/dining room overlooking the garden.

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

**Outside** Lawned gardens to three sides with privet hedge. Off road parking to the rear.

**Tenure**

Freehold

**EPC**

Energy Efficiency Rating E

**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 Gleadless 0114 265 5767 For any other auction enquiries please call the auction team on 0114 254 1185

