

Shepperson Road,Sheffield S6 4FG

william h brown

welcome to

Shepperson Road,Sheffield

This three-bedroom semi-detached home offers a lounge, dining room, kitchen, cellar, three bedrooms, bathroom, and rear garden. It includes a lawned garden with a gravel patio and is close to local shops, schools, and transport links.













Hall
Having stairs that lead to the first floor accommodation and providing access to the front entrance door.

Lounge
Having a front facing double glazed bay window, radiator and cast iron fireplace.

Dining Room
Having a front and rear facing double glazed window, radiator and cast iron fireplace.

Kitchen
Having a range of wall and base units with an inset sink and extractor hood. Space and plumbing for a washing machine. A door providing access to the rear garden and a double glazed rear facing window.

Cellar
Landing
Bedroom One
Having a front facing double glazed window and radiator.

Bedroom Two
Having a rear and side facing double glazed window, radiator and cast iron fireplace.

Bedroom Three
Having a front facing double glazed window and radiator.

Bathroom
Having a rear facing double glazed window, WC and Sink basin. Bath suite.

Garden
Having a lawned rear garden with a gravel patio.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Shepperson Road, Sheffield

- Three bedrooms
- Semi-detached property
- Lawned rear garden
- Access to local amenities
- Stone built property

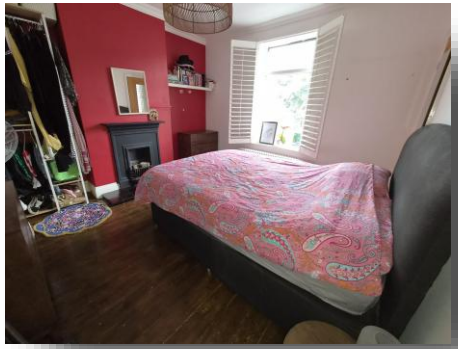
Tenure: Leasehold EPC Rating: E
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: 10.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£290,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK115063

The Property Ombudsman

Property Ref:
CPK115063 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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