



Rushdale Avenue Meersbrook Sheffield S8 9QF
Offers Around £185,000

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**** NO ONWARD CHAIN ** POTENTIAL TO IMPROVE ** SOUGHT AFTER LOCATION **** Offered to the open market with the added benefit of no onward chain, this three-bedroom mid-terraced property presents an exciting opportunity for buyers looking to create a home tailored to their own style and requirements.

The property offers generously proportioned accommodation throughout, with a number of original features still retained, providing plenty of character and further potential. While the property would benefit from some modernisation, it already benefits from gas central heating, double-glazed windows and a recently replaced roof.

The accommodation briefly comprises a welcoming lounge, spacious kitchen/diner, bathroom and three well-proportioned bedrooms.

In our opinion, this property represents an excellent opportunity for first-time buyers seeking a home they can improve and personalise over time, while also offering considerable potential for investors looking for their next project.

Early viewing is recommended to fully appreciate the space, character and potential this property has to offer.

- NO ONWARD CHAIN
- QUIET RESIDENTIAL ROAD
- THREE BEDROOMS
- SOUTH FACING YARD TO REAR
- WOULD BENEFIT FROM UPDATING
- RECENTLY REPLACED ROOF
- EXCITING POTENTIAL
- SOUGHT AFTER LOCATION
- SOME PERIOD FEATURES
- GAS CENTRAL HEATING/DOUBLE GLAZED





OUTSIDE

To the rear is a south facing yard which has potential to be improved by way of potted plants etc.

LOCATION

Rushdale Avenue is well-served by a range of local amenities including Meersbrook Park and Cat Lane Woods, which are both a short walk away, reputable local schools, a local convenience store, a growing number of cafes, and restaurants, and shops on both Chesterfield Road and Abbeydale Road, public transport, and access links to the city centre, hospitals, universities, the train station, St. James Park retail park, and the Peak District.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years from the 25th March 1909 (682 years remaining).

The property is currently Council Tax Band A.

VALUER

Chris Spooner MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 94.1 sq. metres (1013.0 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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