



### 3 bed terraced house to buy in S9

Swarcliffe Road, Sheffield, South  
Yorkshire, S9 3FA

**£95,000** Starting Bid

 x3  x1  x2

Tenure

**Leasehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Three Bedrooms
- ✓ Gas Central Heating & Double
- ✓ On Street Parking
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Description

We are delighted to bring to AUCTION this THREE BEDROOMED MID-TERRACE home to the market which is located just a few minutes' walk to local amenities, schools, shops and nearby Meadowhall Shopping Centre. Ideally situated by a short drive to the M1 corridor and easy commuting to Sheffield City Centre.

Briefly, on the Ground Floor, this home consists of a formal lounge, separate large dining / living room and separate kitchen.

Ascending to the first floor is a bathroom one double bedroom and 1 single bedroom. Onwards to the second floor is a third double bedroom.

The property benefits from double glazing and gas central heating throughout. To the rear of the property is an enclosed backyard.

This home is currently rented and earning £6,600pa

This home is offered with NO CHAIN.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 100

Price: Starting Bid £95,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## **Bathroom**

Fitted with bath tub and overhead shower, wash basin, w.c. and opaque rear facing window.

---

## **Bedroom 3 (Top floor)**

Front window, light and electric points radiator.

---

## **Bedroom 2**

Rear facing window, light and electric points radiator.

---

## **Bedroom 1**

Front facing window, light and electric points and radiator.

---

## **Landing**

Access to bedrooms and bathroom.

---

## **Kitchen**

Wall and base units, worktops with inset sink and drainer, free standing gas cooker and oven and rear door offering access to the privately enclosed back yard.

---

## **Dining Room**

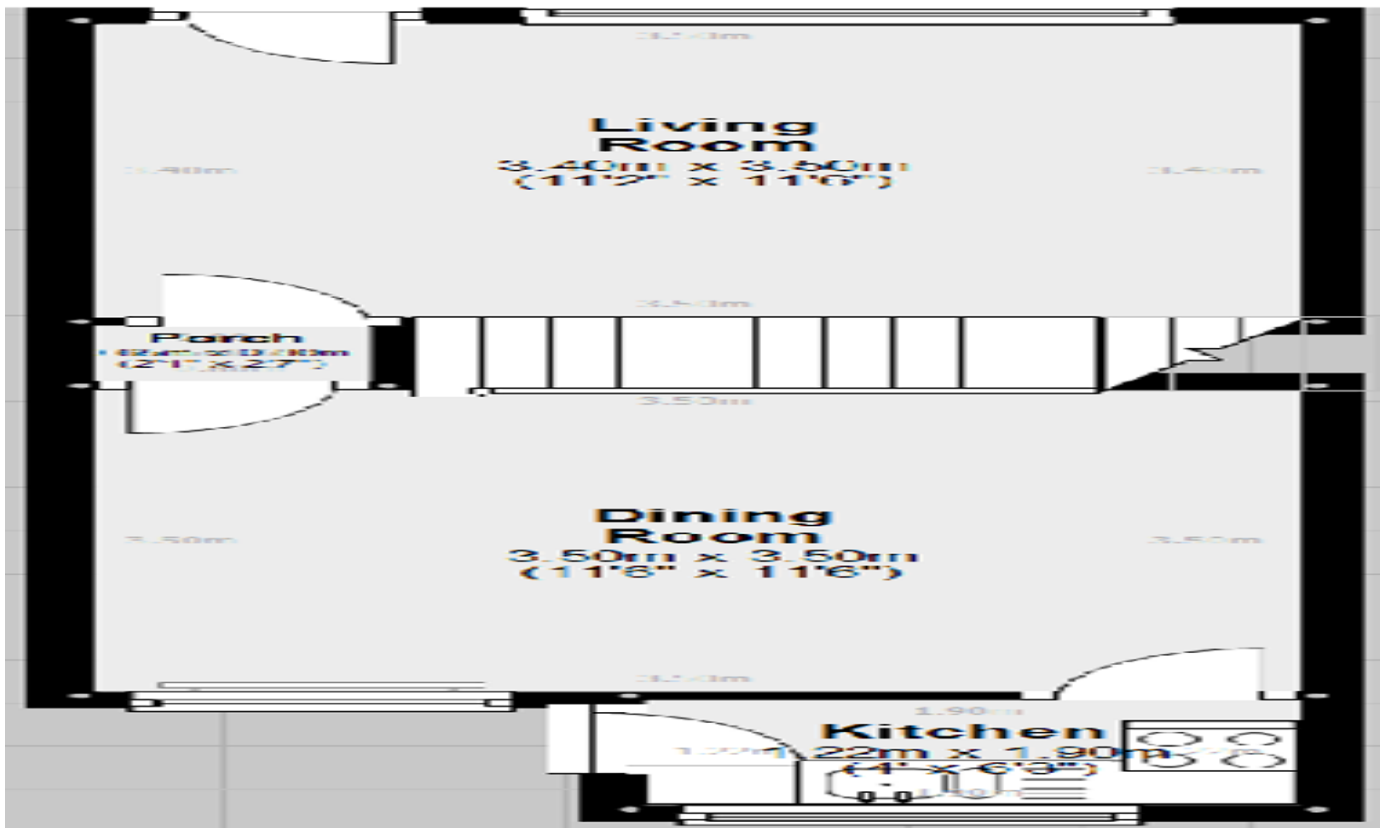
Large room with direct access to the off-shot kitchen at the rear of the property. Light and electric points and radiator.

---

## **Living Room**

Access to the property through front door leading directly into the lounge. Large window to the front, light and electricity points and radiator.

**GROUND FLOOR**  
 Approx. 27.6 sq. metres (296.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		60
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Swarcliffe Road, Sheffield, South Yorkshire, S9 3FA

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

