

# Reeds Rains

The Estate Agent

www.reedsrains.co.uk



Club Street, Sheffield

**£74,950**

## NOTICE OF OFFER

We advise that an offer has been made for the above property in the sum of Â£74,500. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Reeds Rains, 906 Ecclesall Road, Sheffield S11 8TR.  
0114 2670150.

Ideally suited to the investor is this semi detached home. In need of improvement the accommodation comprises:- Lounge, dining kitchen, rear hall, ground floor bathroom. To the first floor there are three bedrooms. Rear lawned garden. Gas central heating system (not tested).

**Banner Cross**  
Ecclesall Road, Sheffield, S11 8TR  
0114 2670150 banner\_cross@reedsrains.co.uk



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## Club Street, Sheffield

### Ground Floor

#### Lounge 12'4" x 11'2"

Window overlooking the front elevation. Radiator.

#### Dining Kitchen 12'6" x 10'9"

Wall and base units. Window to the side. Radiator.

#### Rear Hall

Cupboard housing the wall mounted gas central heating boiler. (not tested)

#### Ground Floor Bathroom 6'0" x 6'0"

### First Floor

#### Landing

Giving access to the three bedrooms and having a storage cupboard.

#### Bedroom 1 12'5" x 10'9"

Window to the front. Radiator.

#### Bedroom 2 11'6" x 9'8"

Window to the rear. Radiator.

#### Bedroom 3 12'5" x 6'4"

#### Rear Garden

Laid to lawn.

#### All Measurements

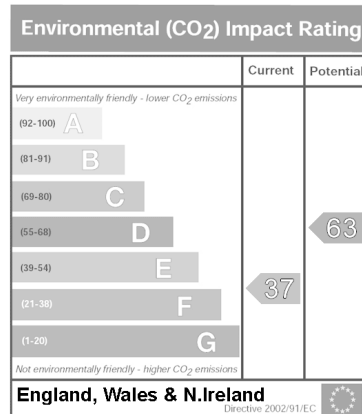
All Measurements are Approximate

#### Laser Tape Clause

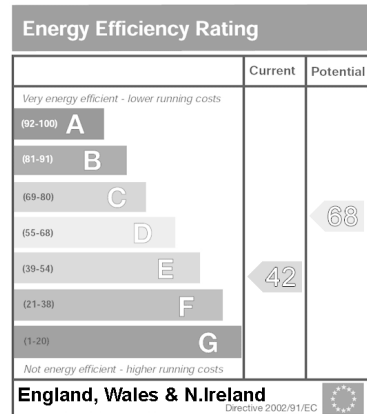
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

#### Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**Agent's Notes** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



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