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71 Duchess Road

Highfield • Sheffield • S2 4BL

Guide Price £180,000 - £190,000

CASH ONLY - SHORT LEASE

Ideally located within walking distance of the city centre is a 3-bedroom, spacious mid terraced property. Generously proportioned, arranged over 3 levels to offer flexible accommodation which benefits from private, enclosed rear garden, double glazing and gas central heating. In need of modernisation. Enters through a communal passageway and side entrance. The ground floor comprises of 2 good sized reception rooms, a bay fronted lounge and dining room which overlooks the garden and provides cellar access. The off-shot kitchen is fitted with a range of wood effect units incorporating integrated oven and gas hob. There is space for freestanding appliances and wall mounted Worcester boiler. Rear door access direct to the garden. The first floor comprises of 2 double bedrooms and a spacious bathroom equipped with 3-piece suite including corner bath. Stairs rise to offer a further third double bedroom in the attic filled with natural light courtesy of dormer window. Externally a front garden creates privacy from the street. Access through communal passageway and secure gate is a private, enclosed rear garden, predominantly laid to lawn complemented by established hedges, and trees. Duchess Road is well-placed for local shops and amenities with an array of cafes and restaurants on London Road. There are also schools, recreational facilities and access to the city centre, train station, universities and hospitals.



- Spacious Mid Terraced Property in S2
- Within Walking Distance of City Centre
- 3 Double Bedrooms
- Generously Proportioned Over 3 Levels
- CASH ONLY - Short Lease
- In Need of Modernisation
- 2 Flexible Reception Rooms
- Private, Enclosed Rear Garden
- Leasehold TBC
- Council Tax Band A, EPC TBC

71 DUCHESS ROAD

APPROXIMATE GROSS INTERNAL AREA = 100.2 SQ M / 1079 SQ FT

CELLAR = 16.7 SQ M / 180 SQ FT

TOTAL = 116.9 SQ M / 1259 SQ FT

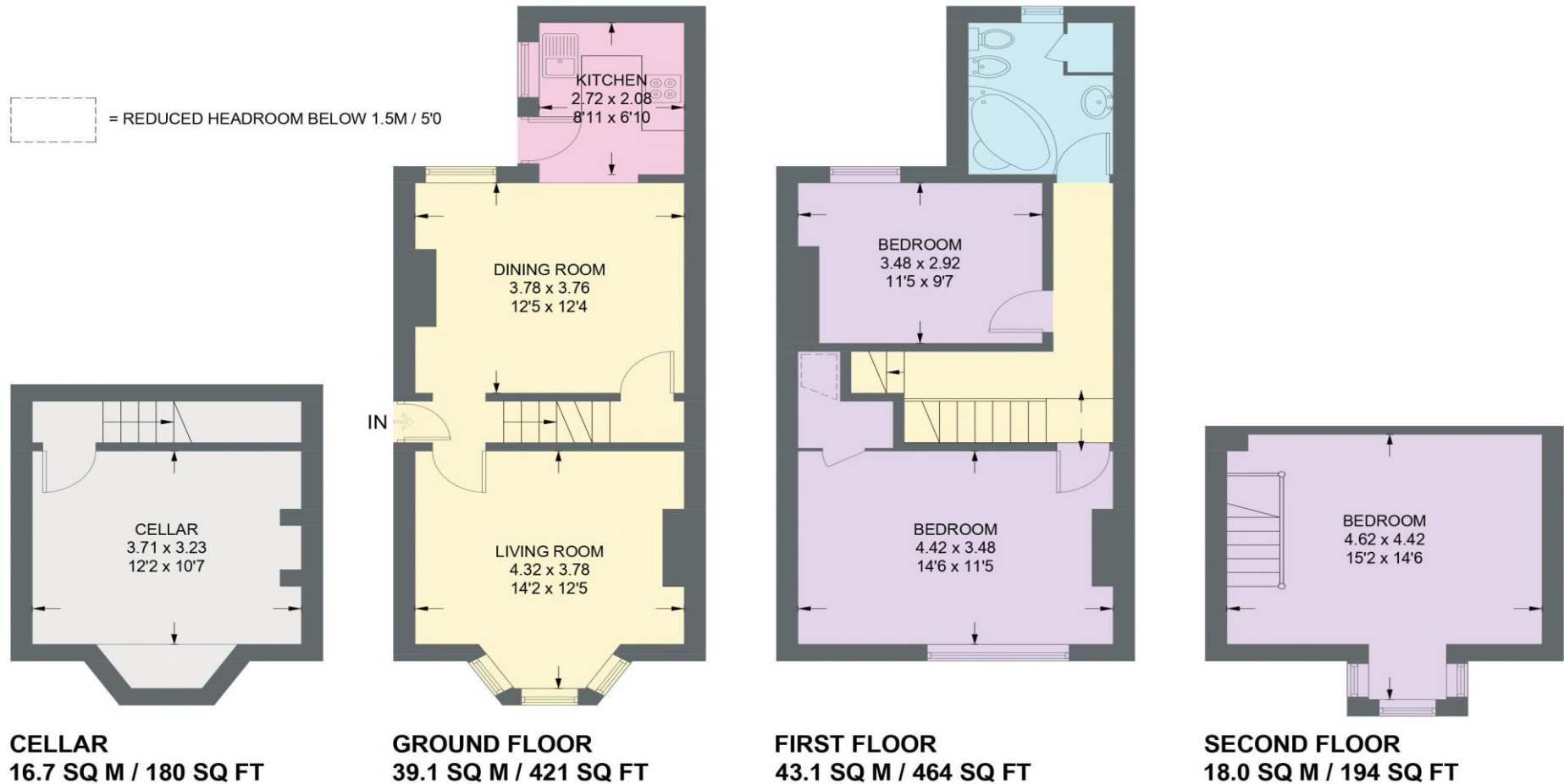


Illustration for identification purposes only,
measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.