







8 Celandine Court

Bradway • Sheffield • S17 4JL

Guide Price £200,000 - £220,000

A brick-built townhouse situated on a popular cul-de-sac in Bradway, S17. In recent years, the sellers have undertaken a project which includes a ground floor rear extension to create an open plan living area, with access onto a lawned garden. They have also converted the loft space. Initial inspections from Building Control were conducted but due to the seller's circumstances, they are unable to complete the works and gain a Building Regulation Final Certificate. Most of the work has been undertaken and details of what is required to complete the project can be provided. For these reasons, the sale is on a CASH ONLY basis. We believe upon completion of the required works, the property would then be mortgageable, appealing to a wider audience. The property would then comprise of 3 bedrooms and 1 bathroom. Benefits from gas central heating with a combination boiler and double-glazing. Requires completion to comply with Building Regulations and some general refurbishment, to create a super property. Situated on a cul-de-sac with a driveway/car parking space and larger than average size lawned garden. No chain The property enters into an open plan kitchen and adjoining flexible living area creating various possibilities within this development. A spacious area filled with natural light courtesy of bifold doors which open out on to the enclosed garden. The first floor comprises of a double bedroom fitted with built in wardrobes and commanding far reaching views over the city. The family bathroom features a 3-piece white suite with contrasting tiles and heated towel rails. Stairs rise to a further 2 occasional rooms, offering potential for an additional 2 bedrooms once planning conditions are met. Externally a driveway provides off street parking, leading to a gated, enclosed wraparound garden, bordered by established hedging creating a private, secluded outdoor space. Bradway is a popular suburb with local shops and amenities within easy reach. Great transport links if you're looking to commute into Sheffield or Chesterfield, with access to the ring road and Dronfield bypass. Reputable school within catchment and close to the Peak District.





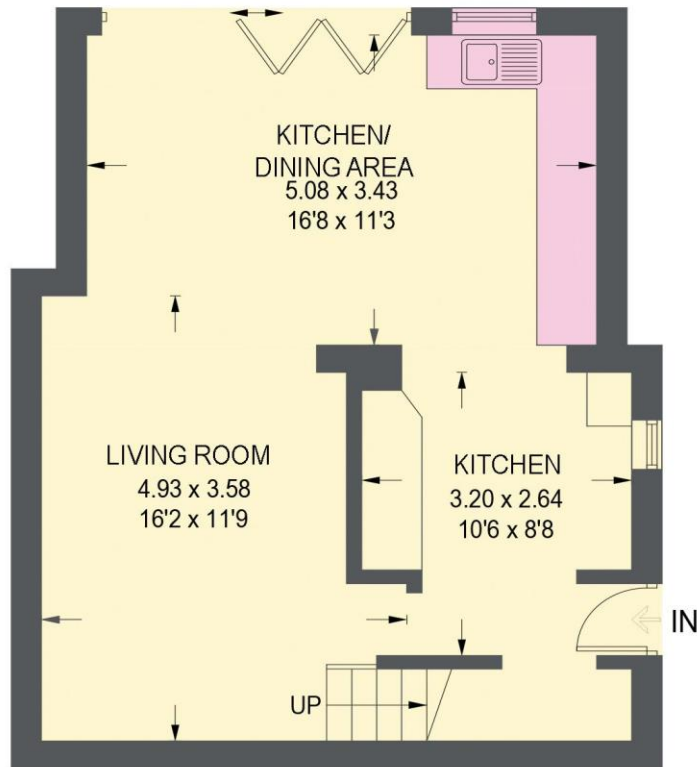
- Brick-Built Townhouse in Bradway, S17
- Ground Floor Extension & Converted Loft Space
- Works Required for Building Regulation Final Certificate
- CASH ONLY due to Required Works
- Flexible Open Plan Living Area
- Potential to be 3 Bedrooms
- Enclosed Wraparound Garden
- Driveway Providing Off Street Parking
- Leasehold - 200 years 25/03/1983 - £17.50/6 months





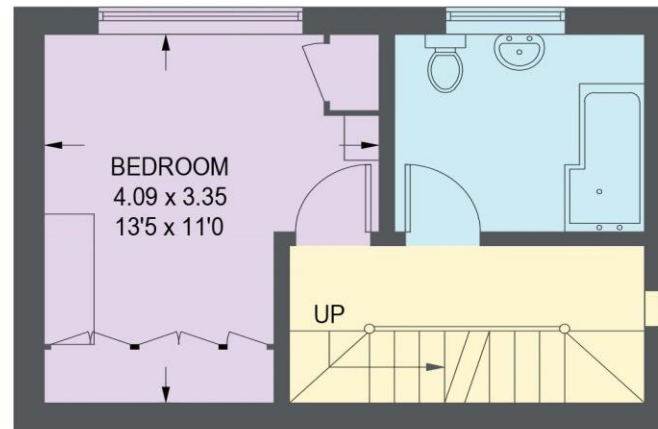
8 CELANDINE COURT

APPROXIMATE GROSS INTERNAL AREA = 86.4 SQ M / 930 SQ FT

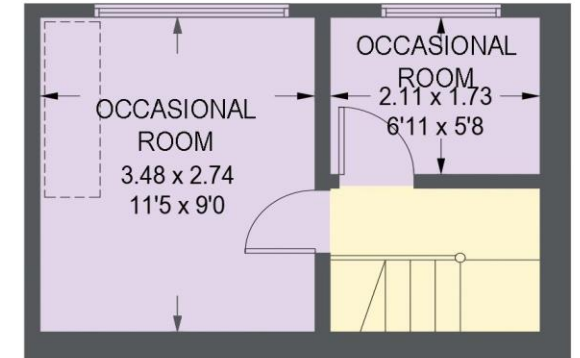


GROUND FLOOR = 44.3 SQ M / 477 SQ FT

 = REDUCED HEADROOM BELOW 1.5m / 5'0



FIRST FLOOR = 24.6 SQ M / 265 SQ FT



SECOND FLOOR = 17.5 SQ M / 188 SQ FT

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



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