



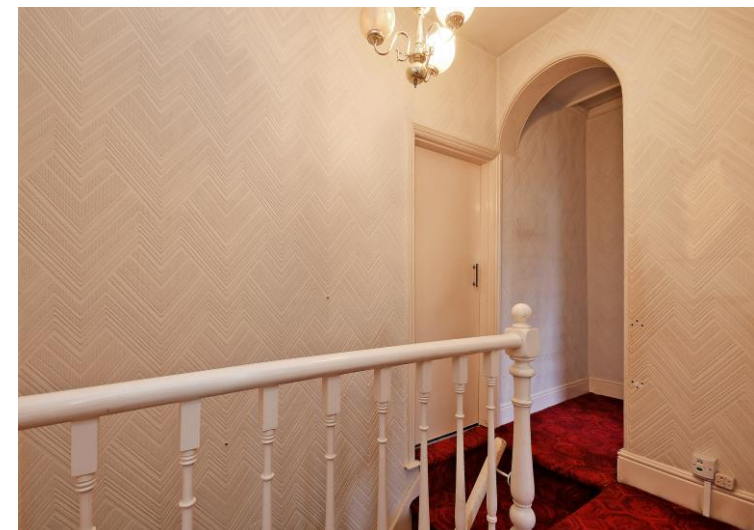


307 Shoreham Street

Highfield • Sheffield • S2 4FA

Asking Price £180,000

CASH BUYERS ONLY ## A deceptively spacious 4 double bedroom mid terraced house on Shoreham Street, close to the city centre. Located over 3 floors comprising of 4 double bedrooms, 2 reception rooms, off shot kitchen, cellar and enclosed rear courtyard. Benefits from double glazing, combination gas central heating and close proximity to the city centre. In need of full modernisation. Freehold & No Chain. The property opens into a hallway leading to 2 spacious reception rooms. The lounge is front facing with a bay window and feature fireplace housing a gas fire. To the rear is a dining room featuring cupboards and shelving in the alcoves, a rear garden aspect and providing access to the cellar. The off-shot kitchen hosts a range of wood effect wall and base units with contrasting worktops, tiled splash backs and space with plumbing for appliances. There is rear access to the garden. Stairs rise to the first floor providing access to the loft space. Bedrooms 1 & 2 are both rear facing double bedrooms, neutrally decorated with carpets, one housing the Ariston combination boiler. Bedroom 3 is a spacious front facing double housing a walk-in closet. The family bathroom is partially tiled hosting a white 3-piece suite, including bath with overhead shower, hand wash basin and WC. Stairs rise to the second floor creating bedroom 4, light and airy complemented by a dormer window. Accessed through a communal passageway is a rear shared courtyard garden with no rights of access from neighbouring properties. Shoreham Street is ideally located for access to a range of local amenities and has good transport links into the city centre, hospitals and universities.



- Mid Terraced House In Highfield, Close to City Centre
- ## CASH BUYERS ONLY ##
- 4 Double Bedrooms
- Modern Bathroom
- Feature Fireplaces
- 2 Spacious Reception Rooms
- Cellar
- No Chain
- Freehold

307 SHOREHAM STREET

APPROXIMATE GROSS INTERNAL AREA = 125.7 SQ M / 1353 SQ FT

CELLAR = 35.2 SQ M / 379 SQ FT

TOTAL = 160.9 SQ M / 1732 SQ FT

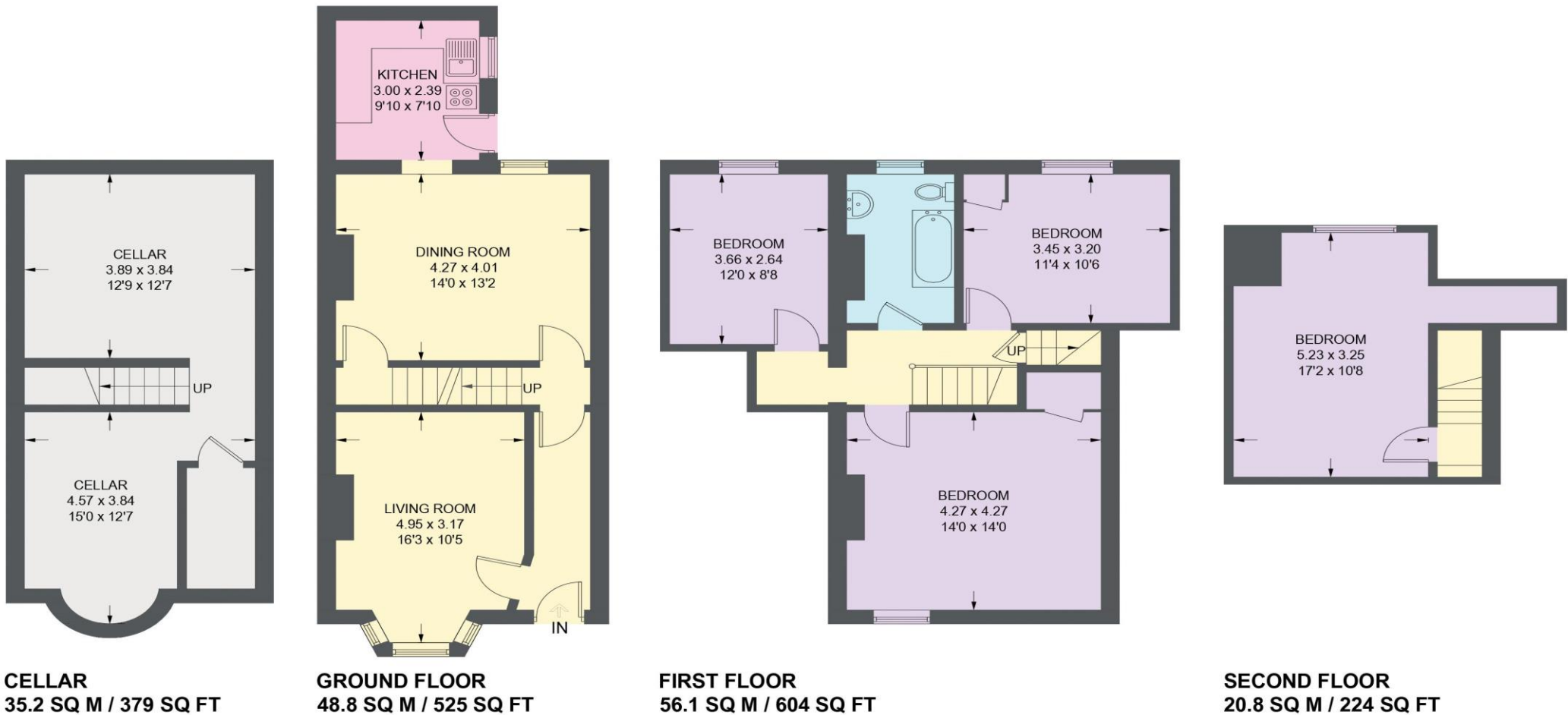


Illustration for identification purposes only, measurements are approximate, not to scale.

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.