



ASHTON

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546 OXFORD STREET

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**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

546 Oxford Street, Crookesmoor, Sheffield, S6 3FG



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Asking Price £120,000

PUBLIC NOTICE – The vendor has been in receipt of an offer of £120,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts.

| TWO BEDROOMS | CLOSE TO UNIVERSITIES | Located on Oxford Street in the sought after location of Crookesmoor, this mid-terrace house, built between 1900 and 1909, presents an excellent opportunity for those looking to invest in a property with great potential. This two-bedroom home features a welcoming reception room, and fitted kitchen to the rear.

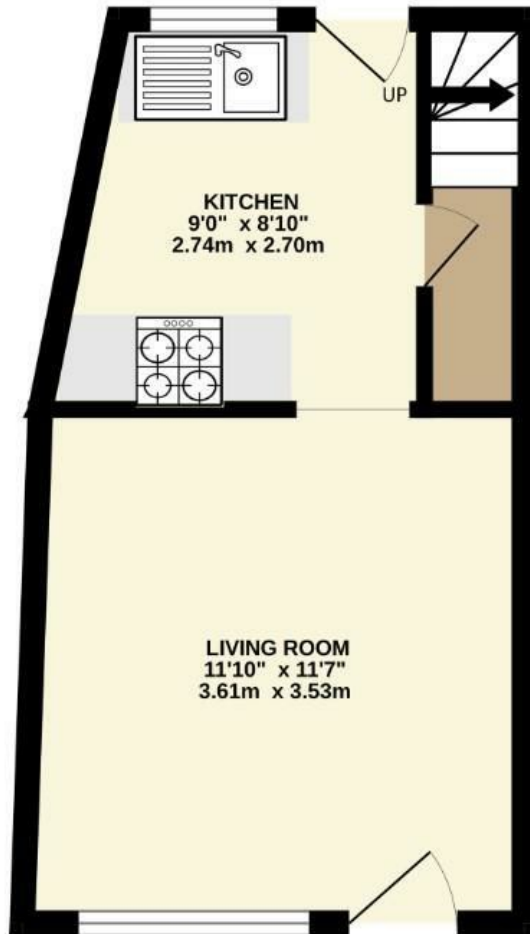
The property is in need of modernisation, allowing you to put your own stamp on it and create a space that truly reflects your style. With two bedrooms, there is ample room for family living or the possibility of converting the space to suit your needs. The bathroom, while functional, also offers the chance for an upgrade to enhance your living experience.

One of the standout features of this property is its prime location, just a stone's throw away from Sheffield Universities, making it an ideal choice for students or professionals seeking convenience and accessibility. Additionally, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

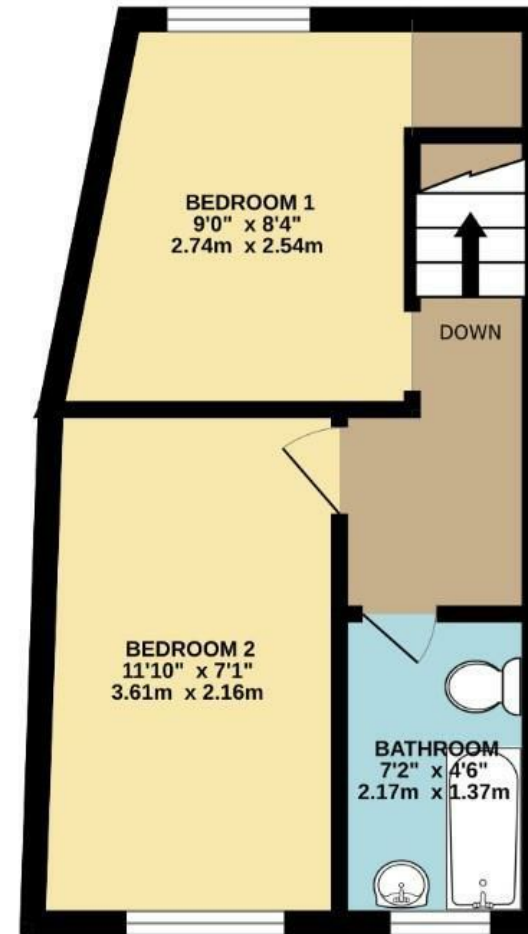
This mid-terrace house is not just a residence; it is a canvas for your vision and a promising investment opportunity in a sought-after area. Whether you are looking to make it your own or seeking a property with rental potential, this home is well worth considering.

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626  
sheffieldcrookes@hunters.com | www.hunters.com

GROUND FLOOR  
227 sq.ft. (21.1 sq.m.) approx.



1ST FLOOR  
227 sq.ft. (21.1 sq.m.) approx.



TOTAL FLOOR AREA : 454 sq.ft. (42.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**GENERAL REMARKS**

**TENURE**

This property is Leasehold with a term of 800 years from 25th March 1886 and a ground rent of £47.00 per annum.

**RATING ASSESSMENT**

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

**VACANT POSSESSION**

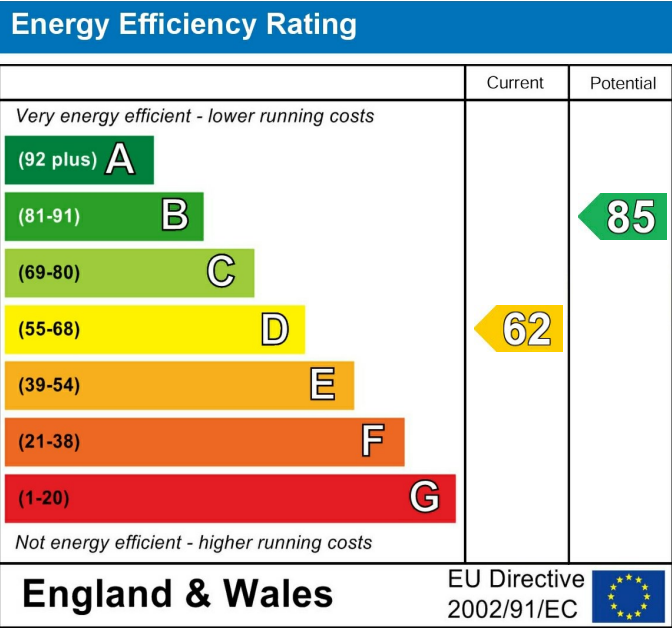
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

**MORTGAGE FACILITIES**

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

**ANTI-MONEY LAUNDERING CHECKS**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.















