



## Maxwell Way

Sheffield, S4 7JP

AUCTION GUIDE: £75,000



- FOR SALE BY MODERN METHOD OF AUCTION • SUBJECT TO RESERVE PRICE
- Ts & Cs Apply
- BUYERS FEES APPLY
- IN NEED OF FULL RENOVATION
- GENEROUS ROOM SIZED
- HIGH YIELD RENTAL AREA
- 3 BED END TERRACE
- DOUBLE GLAZED AND GCH
- SITUATED NEXT TO PARK LAND. CLOSE TO AN ARRAY OF AMENITIES AND SCHOOLS
- COUNCIL TAX BAND A

# Maxwell Way

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£75,000



**MODERN METHOD OF AUCTION!** Nestled in the popular area of Maxwell Way, Sheffield, this spacious three-bedroom end terrace house presents a remarkable opportunity for those seeking a renovation project or a lucrative investment. Spanning over four floors, including a cellar and a converted attic bedroom, this property boasts generous room sizes throughout, offering ample space for creative reimagining.

While the house is in need of full renovation, it is equipped with double glazing and gas central heating, providing a solid foundation for your vision. The potential here is immense, making it an ideal choice for both first-time buyers looking to create their dream home and seasoned investors seeking properties in a high rental yield area.

The location is particularly advantageous, the house is bordered by parkland and within walking distance of various amenities. Families will also appreciate the proximity to reputable schools. Additionally, the property is conveniently located just minutes from the M1 motorway, providing easy access to Sheffield Centre and beyond, with excellent public transport links available.

Briefly comprising living room, dining room, kitchen, three good sized bedrooms and family bathroom. Yard to rear with outbuilding. Ample on street parking is available to the front.

This end terrace house is not just a property; it is a canvas awaiting your personal touch. With its prime location and significant potential, it is a rare find in today's market. Don't miss the chance to transform this house into a stunning home or a profitable rental investment.

## LIVING ROOM

42'7"0"0" x 36'1"22'11" (13'0 x 11'7)

Through a glazed uPVC door leads into the living room, comprising wall mounted radiator, aerial point, telephone point and uPVC window.

## DINING ROOM

13'0 x 12'2 (3.96m x 3.71m)

A spacious dining room, which could be used to great a much larger kitchen/diner if desired, comprising built in storage cupboard, wall mounted radiator, uPVC window and doors leading to the cellar and kitchen.

## KITCHEN

8'10 x 6'6 (2.69m x 1.98m)

Comprising medium wood wall and base units, contrasting cream work surfaces, inset stainless steel sink and drainer with mixer tap, wall mounted Boiler, under counter space and plumbing for washing machine, space for tall fridge freezer, space for electric cooker, uPVC window and glazed uPVC rear door.

## CELLAR

13'11 x 12'1 (4.24m x 3.68m)

Offering that extra storage space we all crave, complete with lighting.

## BEDROOM 1

13 x 11'7 (3.96m x 3.53m)

A large double bedroom comprising built in storage cupboard, wall mounted radiator and uPVC window.

## BEDROOM 2

9'7 x 7'9 (2.92m x 2.36m)

Hosting a charming cast iron original fireplace, built in storage cupboard, wall mounted radiator and uPVC window.

## BATHROOM

4'11 x 9'9 (1.50m x 2.97m )

A generously sized family bathroom hosting a bath, pedestal sink, low flush WC, wall mounted radiator and frosted uPVC window.

## ATTIC BEDROOM

45'11"9'10" x 42'7"3'3" (14'3 x 13'1)

A great addition to this property, offering another double bedroom, comprising Velux window and wall mounted radiator.

## EXTERIOR

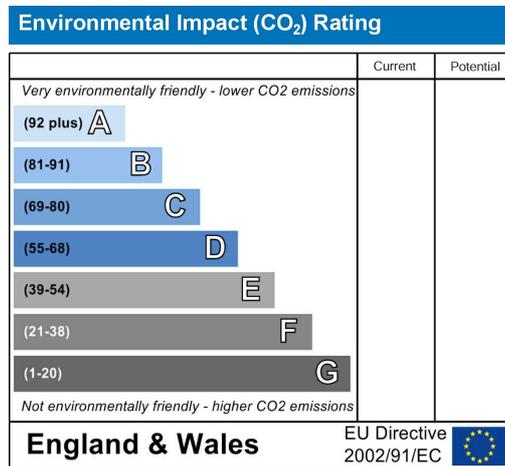
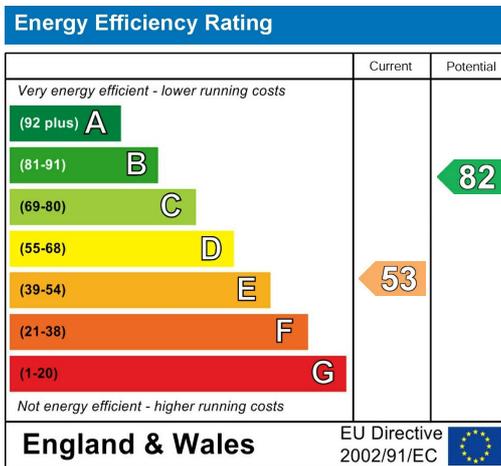
A low maintenance yard is located to the rear, with a brick outbuilding for outdoor storage. Ample on street parking is available to the front.

# Floorplan





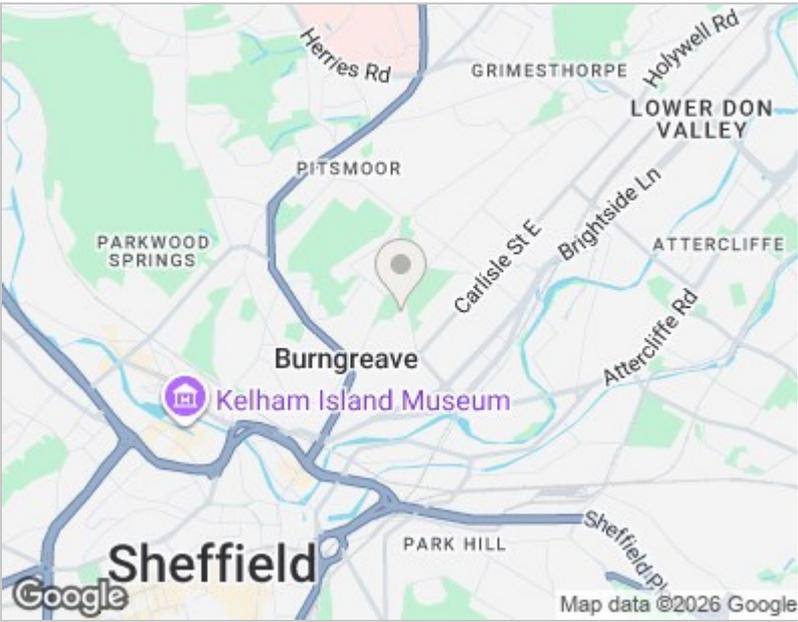
## Energy Efficiency Graph



## Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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. THINKING OF SELLING? 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.

1 Station Road, Chapeltown, Sheffield, S35 2XE  
Tel: 0114 257 8999 Email: [chapeltown@hunters.com](mailto:chapeltown@hunters.com)  
<https://www.hunters.com>

