



### Viewings

Viewings by arrangement only.  
Call 0114 4830038 to make  
an appointment.

### Agents Comments

The views at the back will really blow you  
away. The kitchen is flooded with natural  
light and this would make a fabulous  
breakfast room.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



26 Bocking Lane, Beauchief, Sheffield, S8 7BH

Guide price £340,000

- Guide Price £340,000 - £350,000
- Breath taking views over the golf course
- Popular residential area
- Large plot, with huge development potential
- Available with no vendor chain
- Three bedroom, detached dormer bungalow
- Generous plot with ample parking
- Bay fronted, 1930s build
- Close to an abundance of local amehities
- An early viewing is highly recommended to avoid disappointment



# 26 Bocking Lane, Sheffield S8 7BH

GUIDE PRICE £340,000 - £350,000

CASH BUYERS ONLY

Residing on a FABULOUS PLOT with breath taking views over BEAUCHIEF GOLF COURSE is this three bedroom detached, dormer bungalow. Occupying an enviable position in one of of Sheffield's most POPULAR LOCATIONS with great transport links and within close proximity to an abundance of LOCAL AMENITIES. The property benefits from ample PARKING and a detached garage. EXCELLENT DEVELOPMENT POTENTIAL for buyers looking for a project.

The property briefly comprises of: an entrance hall, lounge, large kitchen diner, two bedrooms and bathroom / WC to the ground floor. To the first floor is a large third bedroom providing views over Beauchief Golf Course. Large gardens to the front and rear with a driveway and garage.

An early viewing is highly recommended to appreciate the size and potential of the accommodation on offer! Available with NO VENDOR CHAIN.

 3

 1

 2

 E

Council Tax Band: E

