



### Viewings

Viewings by arrangement only.  
Call 0114 483 0038 to make an appointment.

### Vendors Comments

Add text here

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**JC SALES & LETTINGS**

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### 3 Standish Road, Sheffield, S5 8XT

Asking price £130,000

- Two bedroom end terrace property
- Sought after location, great amenities
- Ideal for first time buyers
- Entrance hall, lounge, kitchen, store rooms
- Early viewing highly recommended
- Driveway and large rear garden
- Close to Northern General Hospital and Meadowhall
- Great investment for letting purposes
- Two bedrooms and family bathroom
- EPC Grade D

3 Standish Road

Total Area: 61.4 m<sup>2</sup> ... 661 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

# 3 Standish Road, Sheffield S5 8XT

TWO BEDROOM END TERRACE PROPERTY WITH DRIVEWAY AND LARGE GARDEN

JC Sales & Lettings are delighted to offer to the market this well presented, two bedroom end terrace property, situated in a highly sought after location within easy reach of an abundance of local amenities.

The property benefits from excellent connectivity, being very close to The Northern General Hospital and Meadowhall Shopping Centre, making it an ideal purchase for a first time buyer or investor looking for letting purposes.

In brief, the accommodation comprises: an entrance hall, lounge, kitchen and store rooms to the ground floor, with two bedrooms and a bathroom/WC to the first floor.

Externally, the property benefits from a large garden to the rear and a private driveway to the front.

Viewing is highly recommended and early interest is anticipated given the location and appeal of this property.

EPC Rating: D



Council Tax Band: A

