

Marketing Preview



4 Firshill Gardens, Sheffield, S4 7BU

£95,000

Bedrooms 2, Bathrooms 1, Reception Rooms 1



CHAIN FREE!! A fantastic opportunity to purchase this ready to move into two bedroom first floor flat. Offering extra store room/office space, newly fitted carpets and newly fitted kitchen and bathroom. Close to Sheffield City Centre. Ideal for investors!

SUMMARY

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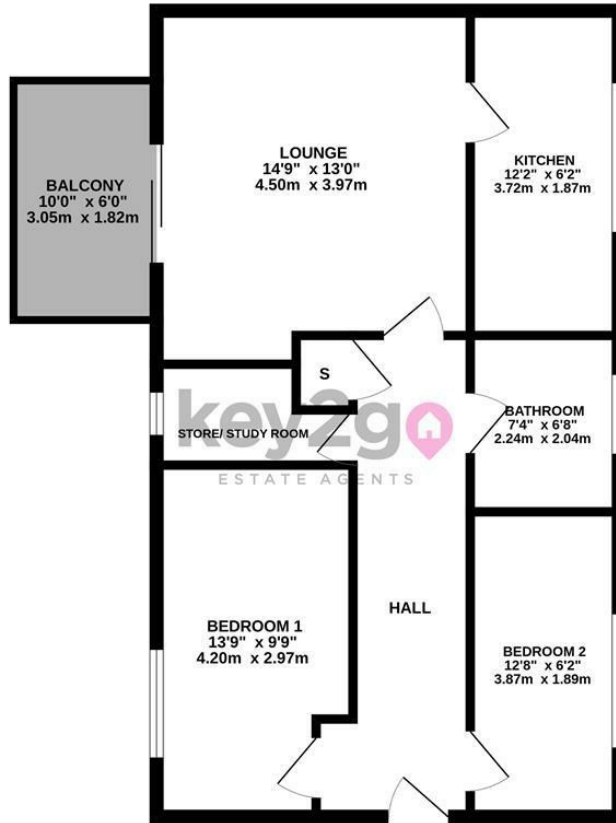
Enter into spacious and welcoming hallway with doors to lounge with large balcony over looking greenery and door to kitchen with newly fitted high gloss wall and base units, over, hob and extractor. Space for fridge/freezer. Further doors to two bedrooms, two store cupboards and bathroom comprising of bath with over head shower, vanity unit with wash basin and back to the wall WC.

PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

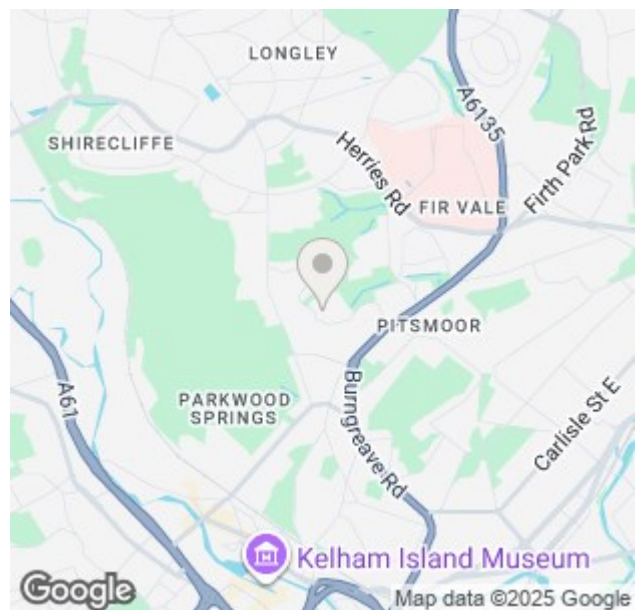
FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN

GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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