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ESTATE AGENTS

Marketing Preview











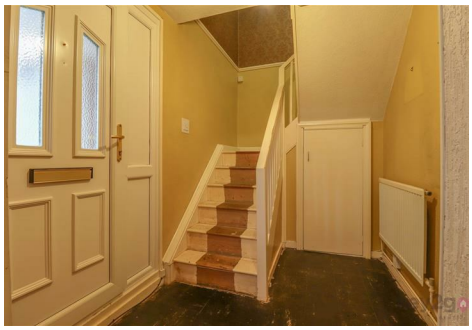




7 Croft Road, Sheffield, S12 2GD

£95,000

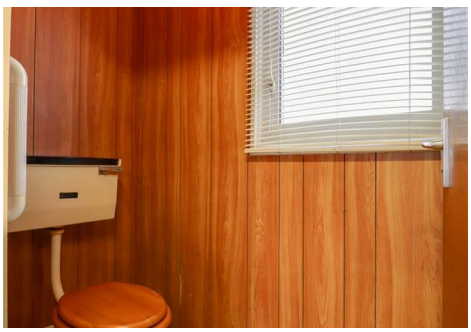
Bedrooms 2, Bathrooms 1, Reception Rooms 2












CHAIN FREE! ** CASH BUYERS ONLY DUE TO CONSTRUCTION ** Deceptively spacious with masses of potential, this property offers two reception rooms and two larger-than-average double bedrooms. It also features a separate bathroom and WC, and a rear garden. Conveniently located close to a main bus route and within easy reach of the tram, it is perfect for an investor or a buyer looking to downsize.

SUMMARY

CHAIN FREE! ** CASH BUYERS ONLY DUE TO CONSTRUCTION ** Deceptively spacious with masses of potential, this property offers two reception rooms and two larger-than-average double bedrooms. It also features a separate bathroom and WC, and a rear garden. Conveniently located close to a main bus route and within easy reach of the tram, it is perfect for an investor or a buyer looking to downsize.

Spacious hallway with understairs storage and a meter cupboard. A door leads to the kitchen/diner, which provides further access to both the lounge and the rear garden.

Stairs rise to the first-floor landing, which includes a storage cupboard, two larger-than-average double bedrooms, a bathroom, and a separate WC.

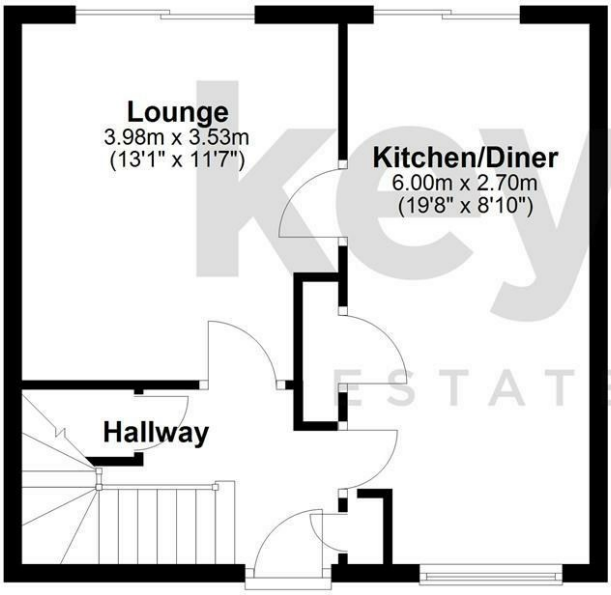
To the front, there is a lawn area and an external storage cupboard, with potential to create off-road parking subject to the necessary permissions. The rear features a lawned garden, accessible via a private pathway along the side of the property.

PROPERTY DETAILS

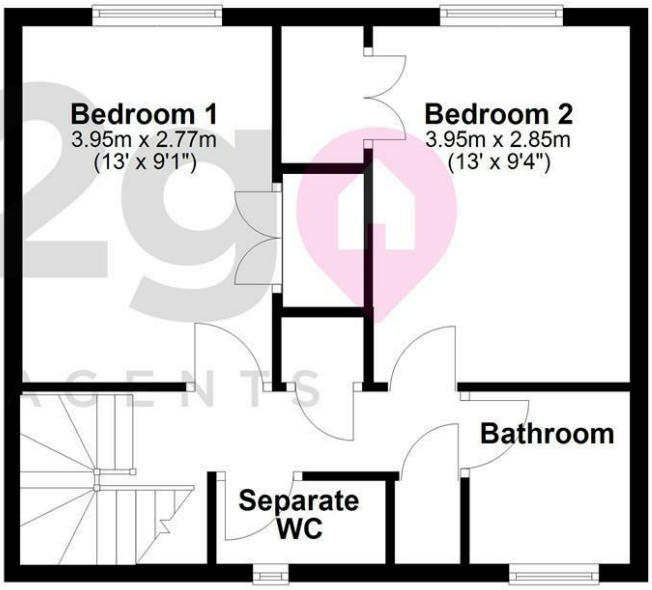
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

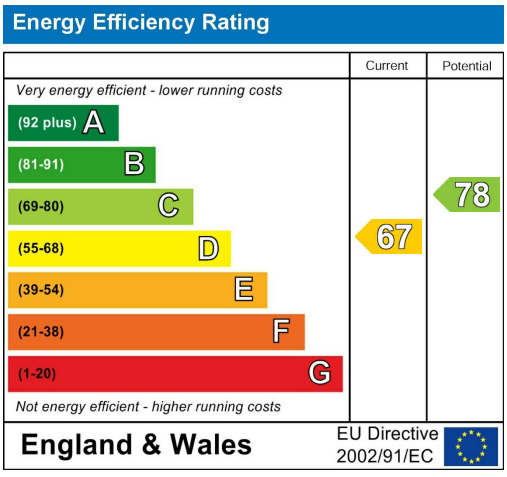
FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor







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