



The  
Pennine  
Property  
Group



OFFERS OVER

£185,000

Westfield Avenue

Sheffield, S36 9RN



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Pennine  
Property  
Group

## PROPERTY SUMMARY

This is an excellent opportunity for buyers seeking a property with scope to enhance and personalise to their own tastes. Offered for sale with no vendor chain, enjoying an excellent position in this very popular village location, occupying a good size plot with so much potential.

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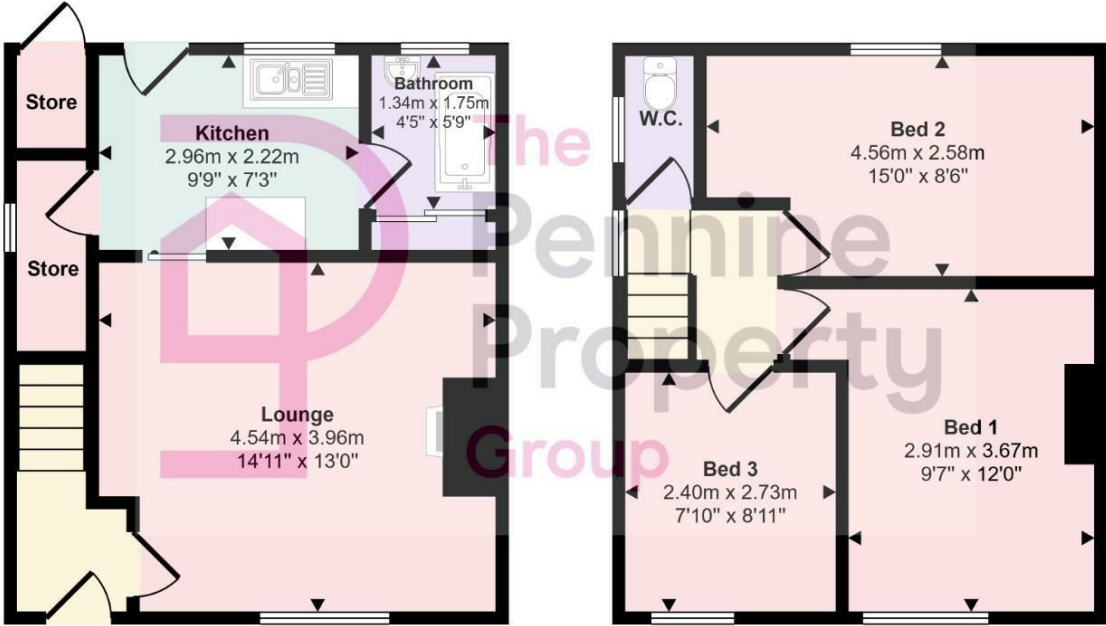
**LOCAL AUTHORITY**  
BMBC

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
A

**VIEWINGS**  
By prior appointment only

**Approx Gross Internal Area**  
69 sq m / 748 sq ft



**Ground Floor**  
Approx 35 sq m / 372 sq ft

**First Floor**  
Approx 35 sq m / 376 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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