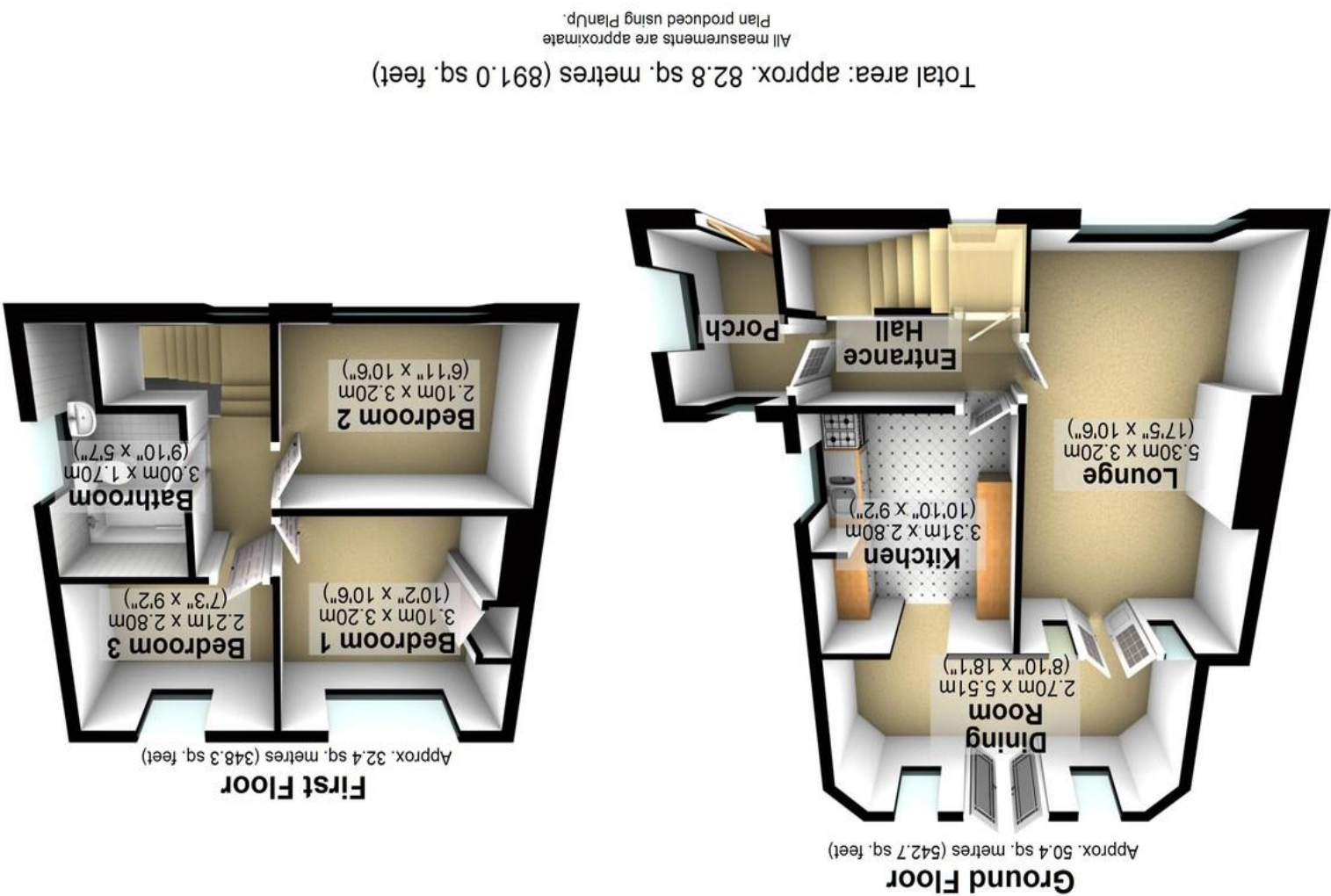
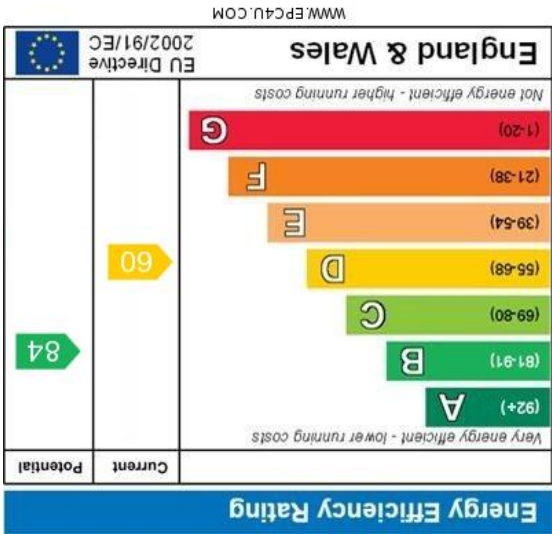


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.





76 Eastern Avenue | Arbourthorne | Sheffield | S2 2GJ Property Tenure: Freehold

An incredibly deceptive three/four bedroomed, extended semi detached property. Having been tastefully extended to the rear and side to create this spacious feel to the ground floor number 76 also enjoys ample parking to the front along with a larger than expected private garden to the rear. Offered to the open market with the benefit of no upward chain and vacant possession on completion this property will be super popular with the young family, professional couple or those looking to invest as it's currently used as a successful buy to let. With 891 sq feet of accommodation arranged on two floors and with plenty of scope to explore a full loft conversion (subject to planning) its easy to say that viewing is absolutely essential to do full justice. Located in thus popular residential suburb close to amenities, local schooling catchments are also on offer and great commuting transport links are also on the door step.



PROPERTY FEATURES

- THREE/FOUR BEDROOMED SEMI DETACHED
- EXTENDED TO THE REAR AND SIDE
- POTENTIAL TO CONVERT THE LOFT SUBJECT TO PLANNING
- OFF ROAD PARKING AND LARGE REAR GARDEN
- AVAILABLE WITH NO ONWARD CHAIN INVOLVED
- PERFECT FOR THE YOUNG FAMILY OR INVESTOR
- VIEWING ADVISED TO SEE THE SIZE ON OFFER
- WELL REGARDED SUBURB CLOSE TO AMENITIES
- SPACIOUS AND LIGHT ACCOMMODATION ACROSS TWO/THREE FLOORS
- FREEHOLD COUNCIL TAX BAND A £1,369.21

GUIDE PRICE £180,000-£190,000

