



- A vacant two bedroom ground floor flat
- Garage

A vacant two bedroom ground floor flat in a small development of four in a sought after residential area. The flat now requires a full scheme of renovation and repair so will suit builders or property professionals. The flat has the benefit of a garage providing off road parking.

Situated The property is situated in a Crookes close to the Crosspool side of the area. It's a popular suburb and ideally located for the full range of superb amenities including local shops and supermarkets, well regarded schooling and public transport links with access to the city. Close by are principal hospitals and Sheffield Universities, local pubs, restaurants and walks on the nearby Bole Hills and Rivelin Valley.

Ground Floor Flat Private entrance door, hallway, kitchen, lounge, two bedrooms and bathroom/WC

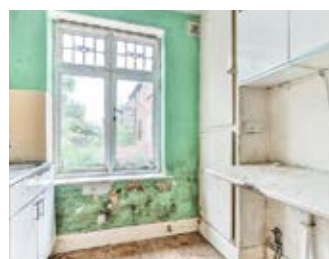
Outside Communal areas and gardens, no. 27 has the use of its own garage for parking/storage.

Tenure Leasehold for 800 years from 25th December 1979 at a ground rent of £25 per annum.

EPC Rating TBC

Auction Valuer
Andrew Winter BSC MRICS

Note Any plans and measurements shown are for information only, are not to scale and cannot be relied on. Any buyers considering extension or build potential must make their own enquiries pre auction bidding. The property and land



is sold as seen. The auctioneers were unable to inspect the property at the time of print. Purchasers are deemed to have relied upon their own enquiries and inspections as to the internal layout of the property.

Viewing
Strictly by appointment with joint agent Blundells

Hillsborough 0114 232 3246
Any viewers of this property are advised to take extra care due to its landscape and condition. Suitable footwear is required and no children will be permitted. Blundells Auctions, Blundells Estate Agents and their clients take no responsibility for any accidents losses or injuries incurred whilst visiting the site, land or roads accessing the house. For any other general auction enquiries please call or email the auction team 0114 254 1185 auctions@countrywide.co.uk