



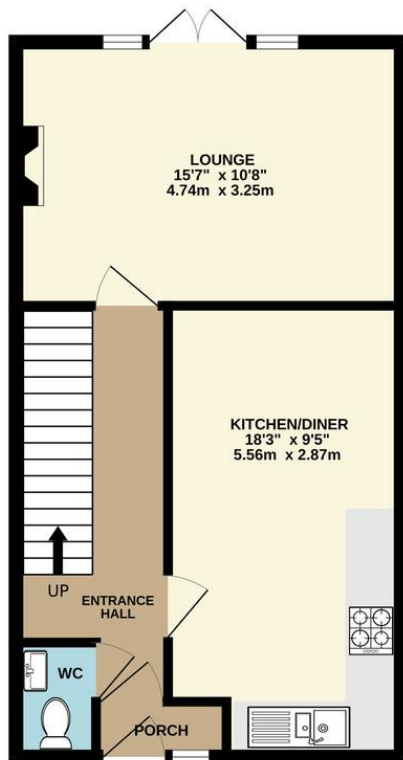
8 Shortbrook Croft | Westfield | Sheffield | S20 8LA

Guide Price £120,000 to £130,000

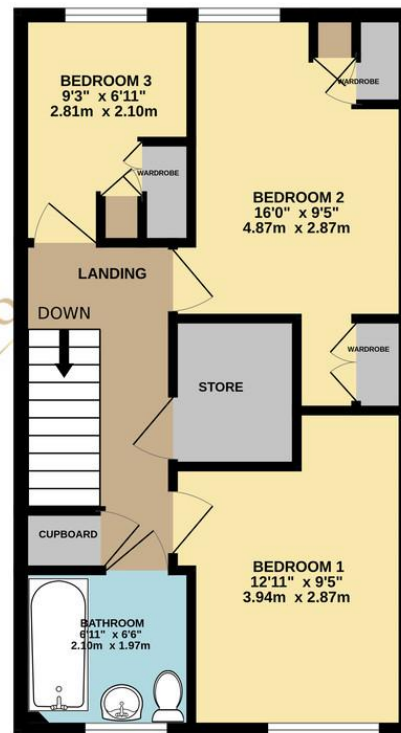
Bell & Co Estates are pleased to present this three-bedroom mid-terrace home, situated in a popular residential area of Sheffield, offering well-proportioned accommodation arranged over two floors and presenting an excellent opportunity for buyers looking to add their own stamp. The ground floor comprises a welcoming entrance porch and hallway, a spacious kitchen/diner, providing excellent potential to create a modern open-plan living space. A generous lounge with ample space for both seating and entertaining with doors opening on to the garden. A convenient ground-floor WC completes the layout. To the first floor are three bedrooms, including two good-sized doubles and a further single bedroom, along with a family bathroom and useful storage cupboards off the landing. To the outside there is front and rear gardens, both low maintenance and perfect to put your own stamp on them. While the property would benefit from a programme of modernisation, it offers a solid footprint, good room sizes and plenty of scope to enhance value, making it an ideal purchase for first-time buyers, investors or those seeking a renovation project. Located close to local amenities, schools and transport links, this property represents a fantastic opportunity to create a lovely home in a well-established area. Viewing is highly recommended to fully appreciate the potential on offer.



GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements