



**50 Addy Street, Sheffield, S6 3FU**  
**Price guide £145,000 to £155,000**

**St Luke's**  
Sheffield's Hospice

# 50 Addy Street

**Price guide £145,000 to £155,000**

PRICE GUIDE £145,000-£155,000 \*\*NO CHAIN\*\* Ideal for a first time buyer or young professional family is this immaculately presented three bedroom town house in this convenient location. The property benefits from new flooring and redecoration throughout, uPVC double glazing and gas central heating. The deceptively spacious accommodation briefly comprises: entrance hall and downstairs WC. Lounge. Storage cupboard. Modern fitted kitchen/diner having a range of wall, base and drawer units, space for oven, washing machine, tumble dryer and fridge freezer, ample space for a dining table and chairs and a rear entrance door. First floor: access to the loft space ideal for storage. Three bedrooms and a family bathroom with full suite including separate shower cubicle, bath, WC and wash basin.

- SPACIOUS AND WELL PRESENTED ACCOMMODATION
- NEW FLOORING AND REDECORATED
- THREE BEDROOMS
- PRIVATE REAR GARDEN





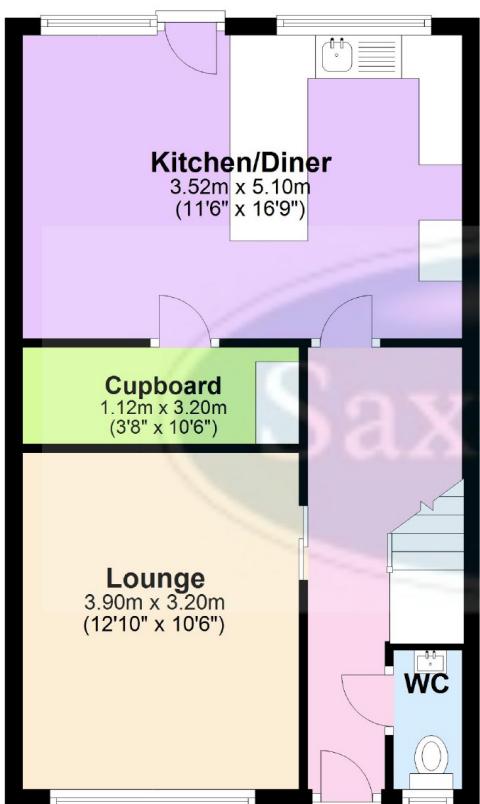
Outside: to the front is a courtyard setting the property back from the road. To the rear is a low maintenance, paved and private rear garden.

Situated in this residential area with Tesco Supermarket and array of amenities close by including a Post Office. Public transport and Supertram links.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## Ground Floor

Approx. 44.5 sq. metres (479.5 sq. feet)



## First Floor

Approx. 44.5 sq. metres (479.5 sq. feet)



Total area: approx. 89.1 sq. metres (959.0 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings. All measurements are approximate.

Plan produced using PlanUp

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