

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.

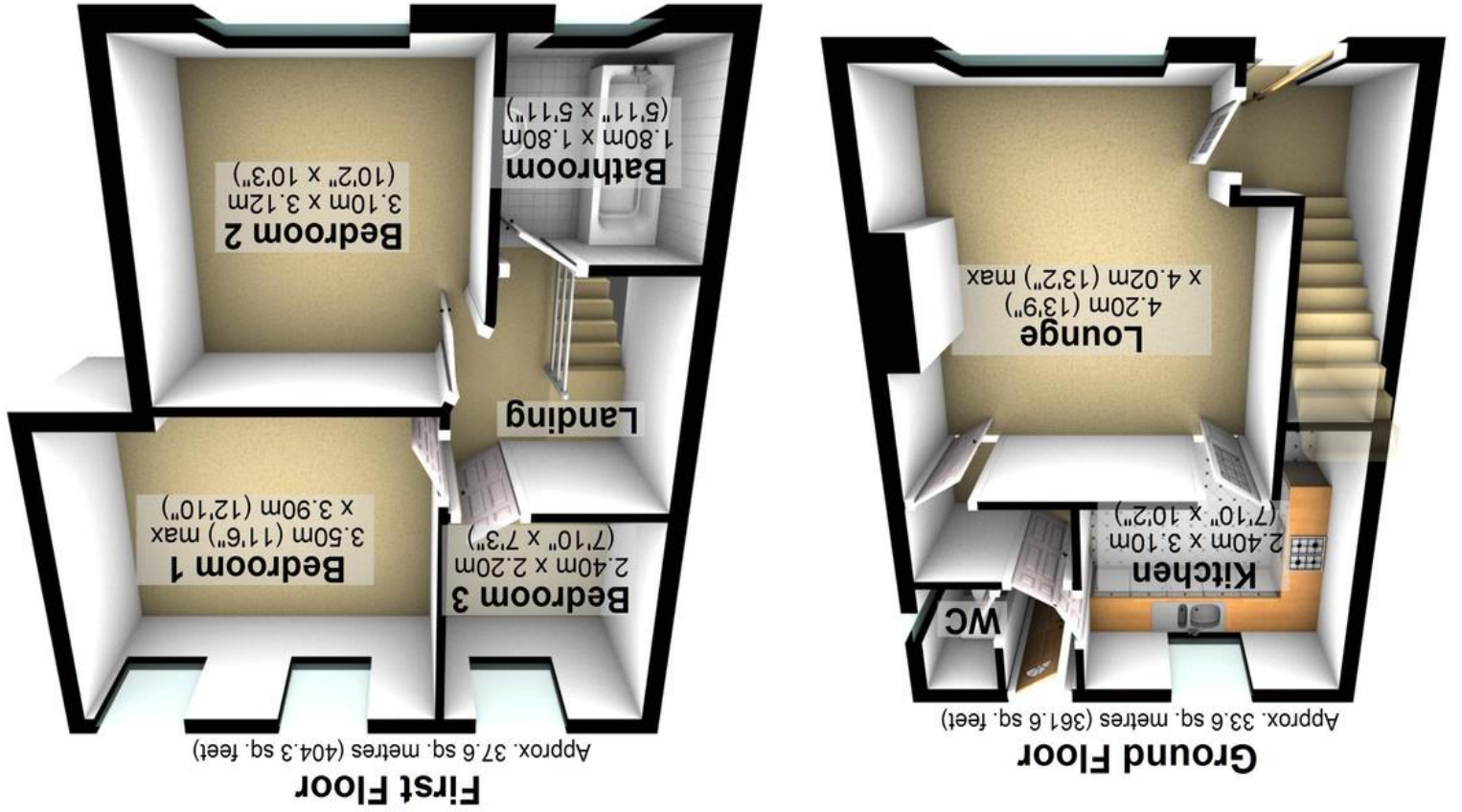
Energy Efficiency Rating	
Potential	Current
A (+)	A
B (81-91)	B
C (69-80)	C
D (55-68)	D
E (39-54)	E
F (21-38)	F
G (1-20)	G

Very energy efficient - lower running costs  
Not energy efficient - higher running costs

EU Directive 2002/91/EC  
www.epc.eu.com

All measurements are approximate  
Plan produced using Planip.

Total area: approx. 71.2 sq. metres (765.9 sq. feet)





166 Longley Avenue West | Longley | Sheffield | S5 8WG

Property Tenure: Leasehold

Offered to the open market with the benefit of no onward chain and vacant on completion is this well presented and proportioned three bedroomed mid terraced property. With off road parking to the front and larger than expected rear garden the property offers an opportunity to further extend to the rear if required and subject to planning. With two floors of spacious and light accommodation that total 765 sq feet the property will be of particular interest to the first time buyer, young family or landlord as it is currently used a successful buy to let investment. Located in this established residential suburb close to numerous amenities, great public transport links and the open countryside. In brief the property comprises, entrance hall, lounge, dining kitchen, W.C, three generous bedrooms and a bathroom are on the first floor.

### PROPERTY FEATURES

- THREE BEDROOMED MID TERRACED
- OFF ROAD PARKING AND REAR GARAGE
- AVAILABLE WITH NO ONWARD CHAIN
- POTENTIAL TO EXTEND TO THE REAR SUBJECT TO PLANNING
- SPACIOUS AND LIGHT ACCOMMODATION ON TWO FLOORS
- VIEWING ADVISED TO DO FULL JUSTICE
- WELL SOUGHT AFTER AND ESTABLISHED RESIDENTIAL SUBURB
- PERFECT FOR A FIRST BUY OR LANDLORD PURCHASE
- CLOSE TO AMENITIES AND PUBLIC TRANSPORT LINKS
- GAS CENTRAL HEATING AND DOUBLE GLAZING

**OFFERS IN REGION OF £125,000**

