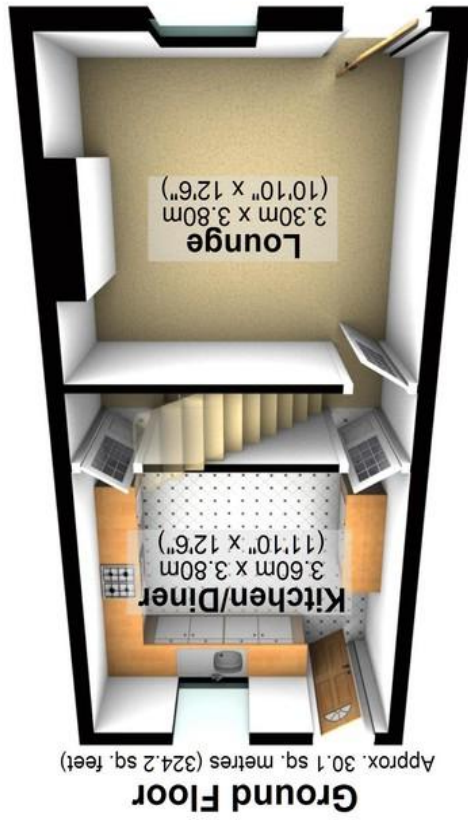
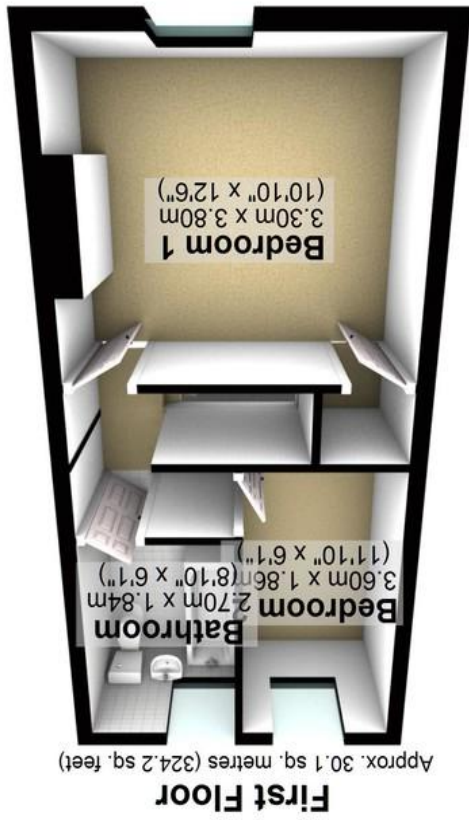


Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
Current	57
Potential	83

Total area: approx. 76.3 sq. metres (821.1 sq. feet)
All measurements are approximate
Plan produced using PlanUp.





34 Wortley Road | High Green | Sheffield | S35 4LU Property Tenure: leasehold

Perfect for the first time buyer, professional couple or those looking to invest is this beautifully presented and well proportioned two bed roomed, stone built end of terraced cottage style home. Located on this well sought after residential road in the heart of this well regarded residential number 34 is offered to the market with the benefit of no upward chain involved and simply must be viewed internally to be fully appreciated. Situated within easy access of numerous local amenities, great local public transport links are on hand as is central Sheffield and not forgetting the open countryside is literally on the door step. This charming and characterful property enjoys a modern finish throughout the two floors of accommodation and in brief comprises, sitting room, fitted dining kitchen, two bedrooms and a bathroom. Outside is easy on road parking and rear lawned garden.



PROPERTY FEATURES

- TWO BEDROOMED STONE BUILT COTTAGE STYLE TERRACE
- AVAILABLE WITH NO UPWARD CHAIN INVOLVED
- PERFECT FOR THE FIRST BUY OR INVESTMENT
- CURRENTLY USED AS SUCCESSFUL BUY TO LET
- CLOSE TO AMENITIES AND PUBLIC TRANSPORT LINKS
- MODERN FINISH THROUGHOUT THE TWO FLOORS OF ACCOMMODATION
- EASY ON ROAD PARKING AND REAR LAWNED GARDEN
- VIEWING ADVISED TO DO FULL JUSTICE
- HEART OF THIS WELL REGARDED SUBURB
- FREEHOLD PROPERTY COUNCIL TAX BAND A £1,369 PER YEAR

GUIDE PRICE £130,000-£135,000

