

8 Rushdale Avenue, Sheffield S8 9QF

GUIDE PRICE: £55,000–£65,000

| RESIDENTIAL INVESTMENT

- **Three bedroom inner terrace**
- **Popular location**
- **Established Shorthold tenancy**
- **£72 per week (£3,744 per annum)**
- **Central heating**
- **Requires some upgrading**

Ground Floor

Sitting Room 3.76m × 3.60m
 Inner Lobby
 Dining Kitchen 3.56m × 3.61m
 Cellar Head

Basement

Cellar

First Floor

Landing
 Bedroom One 3.64m × 3.63m with closet
 Bedroom Two 2.87m × 2.08m

Bathroom/WC 1.37m × 1.43m with white suite

Second Floor

Attic Bedroom 3.68m × 4.16m

Outside

Rear yard and front garden

EPC Rating

The full Energy Performance Certificate is available via our website

JOINT AUCTIONEERS

Edmund Winders
 Watts Limited, Paradise
 House, 35 Paradise
 Street, Sheffield S3 8PZ



SOLICITORS Norrie
 Waite & Slater, 9–12
 East Parade, Sheffield
 S1 2ET (Ref: Mr J F
 Darwin)

VIEWING External
 inspection only

