



49 Twentywell Road, Bradway, Sheffield, S17 4PU

Saxton Mee

49 Twentywell Road

Bradway

Guide Price

£250,000

GUIDE PRICE: £250,000 + Fees. AUCTION DATE IS ON THE 28TH AUGUST 2025
CASH BUYERS ONLY, PLEASE BE AWARE THERE IS CURRENTLY SPRAY FOAM INSULATION IN THE LOFT

Delightful Three-Bedroom Detached Home in Popular Bradway, Priced to Sell
Located in the sought-after suburb of Bradway, this detached home offers great potential for renovation. Ideal for families or professionals, with highly regarded local schools, transport links, amenities, and green spaces.

The property, requiring full modernisation, features a spacious living room, dining area, conservatory, kitchen with pantry, garage access, porch, and downstairs WC, all set over two floors. A fantastic opportunity to create your dream home.

Buyers Premium
* Plus 5% Buyers Premium + VAT

Pre Auction Offers Are Considered
The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

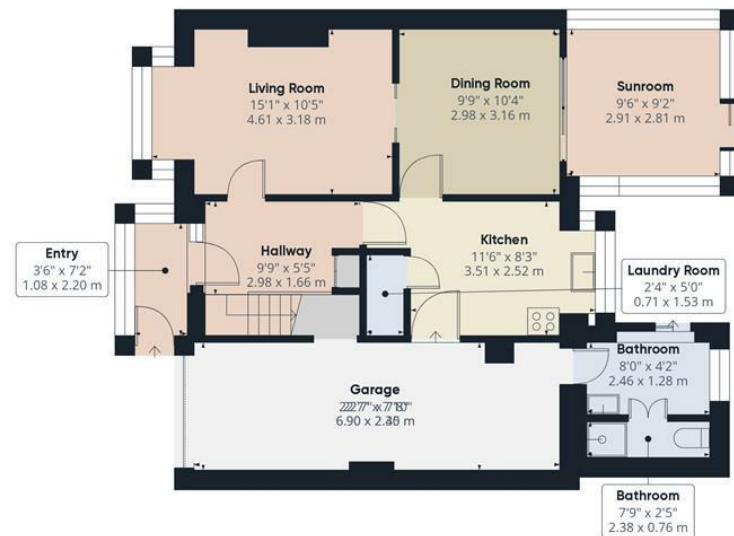
Special Conditions
Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.



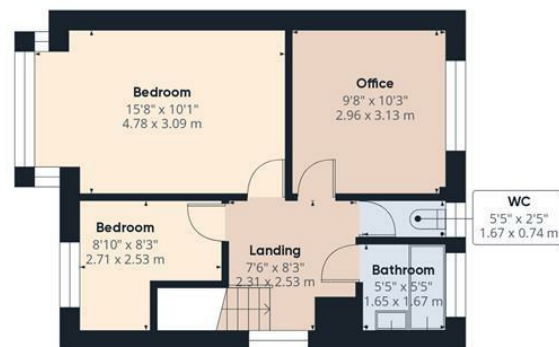
- CASH BUYERS ONLY, PLEASE BE AWARE THERE IS CURRENTLY SPRAY FOAM INSULATION IN THE LOFT
- Fantastic three bedroom DETACHED house full of potential and scope to upgrade
- Driveway with off street parking
- Delightful garden to the rear
- Perfect for someone wanting to put their own stamp on a house and make it their own
- Spacious layout with living room, dining area, and conservatory
- Three Good Size bedrooms, Two doubles and One single
- No Onward Chain
- Really spacious loft space
- EPC TBC







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1195.55 ft²

111.07 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, 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. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. 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. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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