



## 44 Cruise Road, Sheffield, S11 7EF Offers in excess of £290,000

Goodmove are proud to present this three bed mid terrace for sale on Cruise Road, Sheffield, S11.

Situated in the very heart of Nether Green and being ideally placed for access to all that this very popular and fashionable neighbourhood has to offer.

Ofsted rated excellent schooling catchments of Nether Green Juniors and High Storrs are available, Endcliffe park is close by and not forgetting The Peak district is on the door step.

The property has accommodation over four floors including three double bedrooms, kitchen, living room, cellar and family bathroom.

Perfect for the professional couple or young family it's easy to say that viewing is absolutely essential to fully appreciate the size and style on offer by this wonderful home.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.



**Disclaimer**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: 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 office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

