

# BURGIN ATKINSON

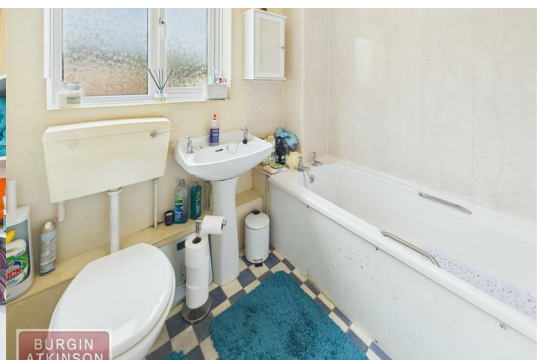
& C O M P A N Y



## 11 Bowfield Road

, Sheffield, S5 6LN

**Offers In The Region Of £140,000**





## Description

Situated in a popular residential area, this property has excellent access to local schools, shops, parks, and transport links, making it a fantastic investment or first step onto the property ladder.

Bowfield Lane sits in a well-connected part of Sheffield, with everything you need close by. Local shops, bus routes, and schools are just a short stroll away, while the green spaces of Firth Park provide a welcome retreat. With easy links into the city centre and beyond, this location balances convenience and community.

Internally, this property offers a spacious living room which features a gas fire with hearth. The kitchen diner is fully tiled with a UPVC door leading out into the rear garden. To the first floor, you will find two double bedrooms and a third smaller bedroom. The three piece suite bathroom hosts a panelled bath with overhead shower, a hand wash basin and w/c.

Externally, to the rear of the property, the garden is mostly laid out lawn with a patio area and wooden shed. To the front, there is a tarmac driveway which offers parking spaces for two vehicles.

To book a viewing, give us a call on 01777 712611.

**Living Room 12'11" x 14'11" (3.95 x 4.55)**

**Kitchen Diner 9'0" x 19'5" (2.75 x 5.92)**

**Bedroom One 13'1" x 11'2" (4.00 x 3.42)**

**Bedroom Two 8'10" x 12'6" (2.71 x 3.82)**

**Bedroom Three 9'9" x 8'2" (2.99 x 2.49)**

**Bathroom 6'3" x 6'9" (1.91 x 2.06)**

## General Remarks & Stipulations

Tenure and Possession: The Property is Freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band A.

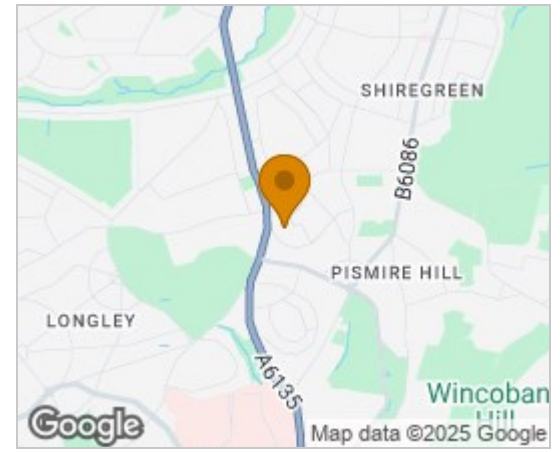
Services: Mains water, electricity and drainage are connected along with an gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

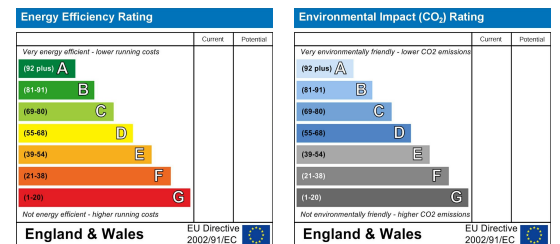
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.