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**22**

# 1 Cotswold Avenue, Chapeltown, Sheffield S35 2ED

GUIDE PRICE **£180,000+**\*

VACANT RESIDENTIAL

## Description

A three bedroomed semi-detached property benefitting from double glazing, central heating, an en-suite, front and rear gardens and a driveway. Following some cosmetic works the property would be suitable for occupation or investment purposes.

## Situated

Off Blackburn Drive which in turn is off Burncross Road in the popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 1.5 miles from Chapeltown.

## Ground Floor

Entrance Hall, Lounge, Kitchen/  
Diner, Study Room

## First Floor

Three bedrooms (one with  
en-suite), Bathroom/WC

## Outside

Front and Rear Gardens,  
Driveway

## EPC Rating

C

## Council Tax Band

B

## Note

Sutton Kersh have not inspected the property and details have been provided by the vendor. Interested parties are advised to rely on their own enquiries.

