



### 3 bed semi-detached house to buy in S11

Charnley Avenue, Ecclesall, Sheffield, South Yorkshire, S11 9FR

**£300,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £300,000

Pattinson Auction is proud to present this wonderful semi-detached home FOR SALE!

It is a perfect blend of comfortable living and convenient location. Inside, you'll find three spacious bedrooms, offering plenty of room for a family or for those who appreciate having that bit of extra space. The kitchen is well-equipped and ready for you to whip up your favourite meals, while the bright and cosy living room is the ideal spot to relax after a busy day or to entertain friends.

The modern, generous-sized bathroom is designed for ease and comfort, adding a stylish finishing touch to your routines. Outside, there's a lovely private garden, a great space for unwinding, or simply growing your favourite plants as well as your own parking space, a real asset in this convenient location.

The area itself offers fantastic transport links, making your daily commute a breeze, while local schools and nearby amenities are just a short walk away, adding even more ease to your lifestyle.

If you're looking for a warm, comfortable home in a convenient spot, this charming semi-detached is a must-see. Don't miss your chance to make it your own!

Contact us to arrange a Viewing!

EPC rating: D. Council tax band: C, Tenure: Leasehold,

Additional Information

EPC Rating:

D

Tenure:

Leasehold

Council Tax Band:

C

Council Tax Band: C

Tenure: Freehold


Price: Starting Bid £300,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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