



47 Bowshaw Avenue, Sheffield, S8 8EY

Saxton Mee



# 47 Bowshaw Avenue

## £90,000

An excellent opportunity for a first time buyer, young family or investor/landlord to acquire a sensibly priced three bedroomed end town house which is located at the head of a cul -de-sac within this established residential area, well placed for a host of local amenities including local schooling, ring road, nearby shops and St James retail park.

Offered for sale with vacant possession and no upward chain, the property offers gas fired central heating and uPVC double glazing and briefly comprises: hall, downstairs WC, fitted kitchen , living/dining room with patio door to the rear garden. First floor landing, two double bedrooms, good size third bedroom and bathroom with a white suite.

Forecourt front garden area, enclosed level rear garden and on street parking.

- Ideal for first time buyer, young family or landlord
- Affordable three bedroomed town house
- Head of small cul-de-sac
- Favoured position with open land to the rear
- Gas central heating and double glazing
- Good range of amenities and schooling nearby
- Enclosed rear garden
- No upward chain
- EPC
- Council Tax Band: A Tenure: freehold









# BOWSHAW AVENUE

APPROXIMATE GROSS INTERNAL AREA = 1056 SQ M / 98.1 SQ FT

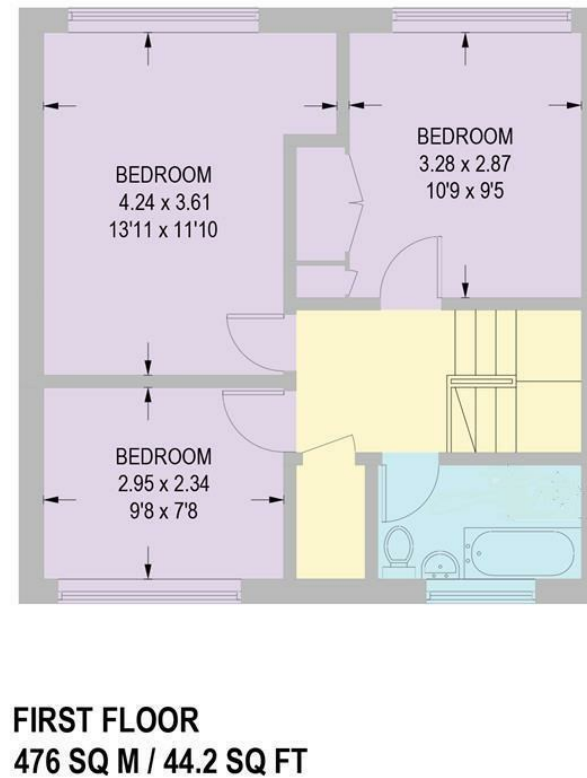
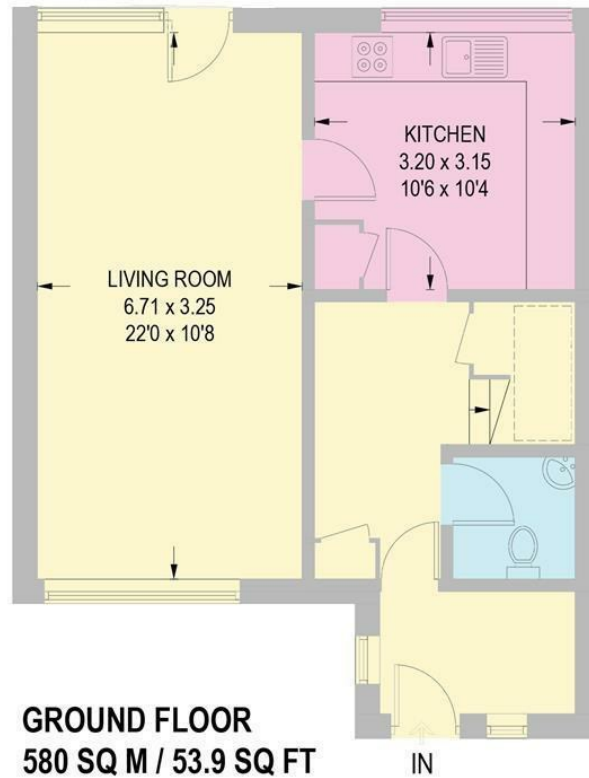


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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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