



Bellhouse Road, Firth Park, S5

Asking Price £80,000

- MODERNISATION REQUIRED THROUGHOUT
- TWO RECEPTION ROOMS AND OFF SHOT KITCHEN
- ATTIC BEDROOM WITH VELUX WINDOW
- IDEAL INVESTOR OPPORTUNITY
- TWO FIRST FLOOR BEDROOMS WITH BATHROOM
ACCESSED VIA SECOND BEDROOM
- CLOSE TO SHOPS, SCHOOLS, AND FIRTH PARK
- TERRACED HOUSE ON BELLHOUSE ROAD, FIRTH PARK
- POTENTIAL TO RECONFIGURE LAYOUT TO CREATE A
MORE PRACTICAL SECOND BEDROOM

Bellhouse Road, Firth Park, S5

****RIPE FOR RENOVATION - IDEAL INVESTOR PROPERTY**** This terraced house on Bellhouse Road in Firth Park offers good potential for anyone looking for a renovation project. The property has two reception rooms and an off-shot kitchen that would benefit from updating. Upstairs, there are two bedrooms and a bathroom accessed through the second occasional bedroom and an attic bedroom. With some changes to the layout, it may be possible to create a third bedroom and improve the bathroom arrangement. The house is close to local shops, schools, and Firth Park, making it a convenient location. While the property needs modernisation throughout, it provides a solid base for someone to make it into a comfortable home or investment.



Council Tax Band: A



ENTRANCE

Having a shared passageway between two properties, providing access to a side entrance door;

INNER LOBBY

With; Doors to the lounge and dining room; Stairs rising to the first floor;

LOUNGE

Having; Double glazed bay window; Gas fire set in tiled surround and hearth; Laminate flooring; High ceilings; Coving and ceiling rose;

DINING ROOM

Comprising of; Art deco style tiled fireplace, with gas fire; uPVC double glazed window to the rear elevation; Coving; Cellar door access; Step down to kitchen;

CELLAR

KITCHEN

The off shot kitchen has; Wall, base and drawer units; Sink and drainer, with mixer tap; Space for freestanding cooker, with fitted extractor hood above; Space and plumbing for a washing machine; Ceiling strip light; Obscure double glazed window to the rear elevation; Door to rear garden;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

Having; Original fireplace; Double glazed window to the front elevation; Door to walk in storage area;

OCCASIONAL BEDROOM TWO

As this room is the walkthrough to the family bathroom, it can only currently be classified as an 'occasional bedroom.' Ample space to be reconfigured to create a 'permanent' bedroom with extended landing area. Having; Original open fireplace; Double glazed window to the rear elevation; Door to the family bathroom;

FAMILY BATHROOM

A good sized bathroom currently consisting of; Corner bath with telephone style hand held shower attachments; Wash basin and WC; Built in storage; Part panelled walls; Ceiling spotlights; Obscure double glazed window;

STAIRCASE TO ATTIC BEDROOM

ATTIC BEDROOM

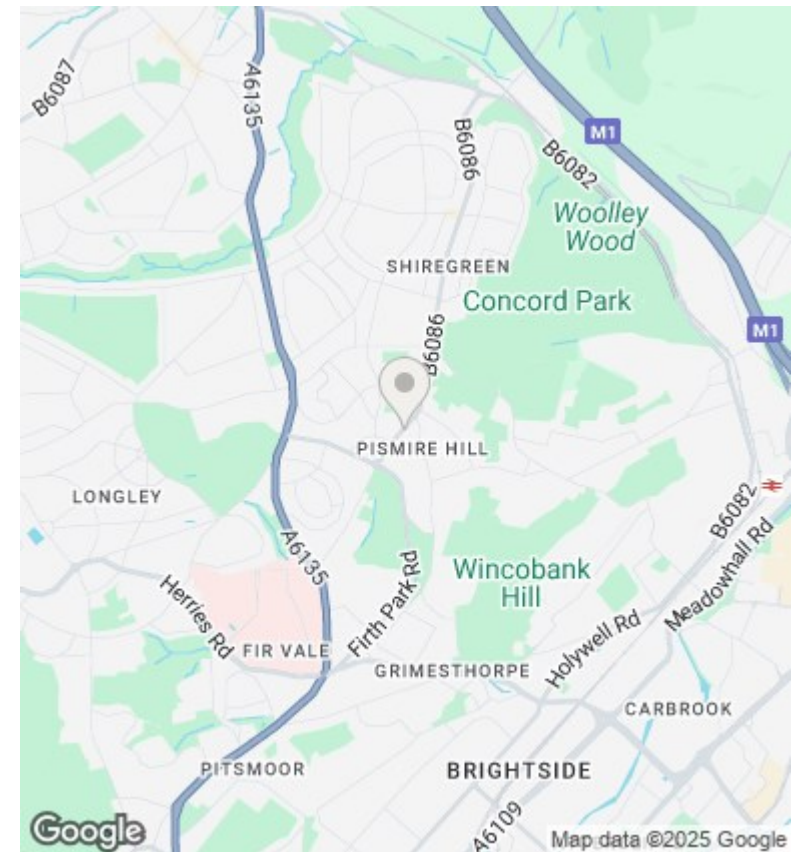
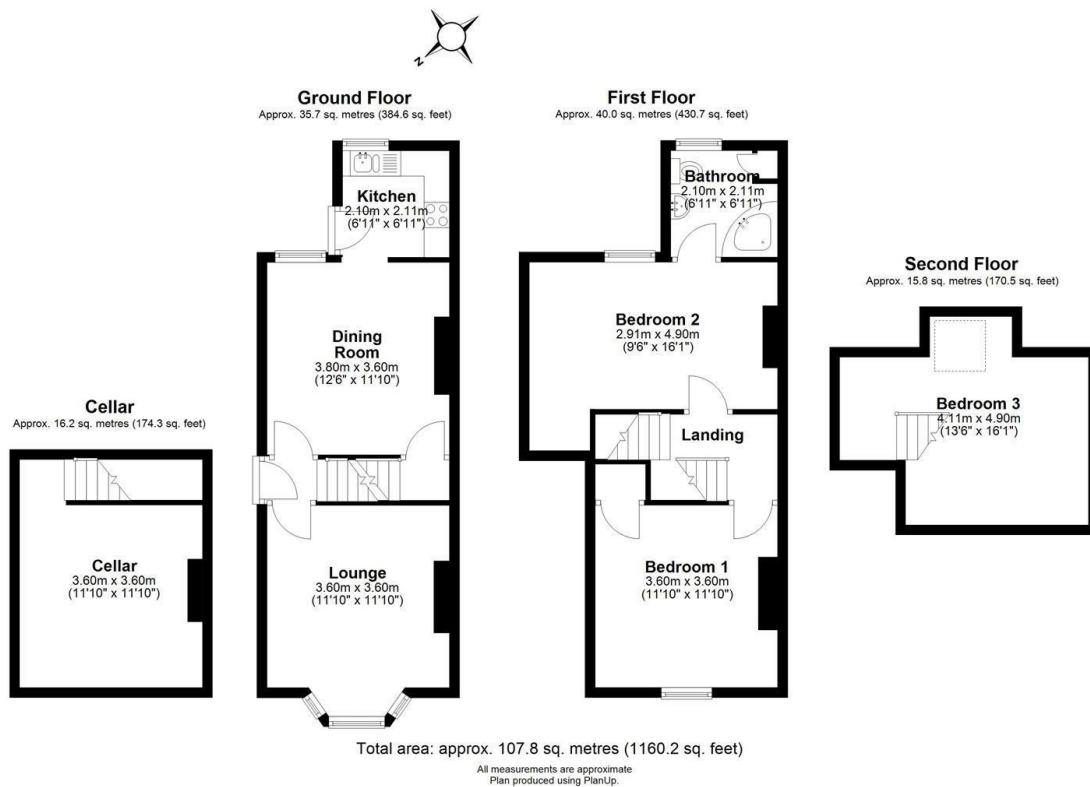
Currently utilised as a storage area, with; Velux window; Ceiling light point; Wooden balustrades;

OUTSIDE

Having a well proportioned garden to the rear, with a brick built outhouse; Small front garden area; Shared entrance passageway;

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.



Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		