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Sales & Lettings

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**NO  
CHAIN**

**38 MAIN ROAD**

**RENISHAW**

**SHEFFIELD**

**S21 3UT**



**£130,000**

**VIEWING**

By appointment through the selling agent on (01623) 422000  
16 Albert Street, Mansfield, Nottinghamshire, NG18 1EB

**TENURE**

Freehold

- Semi Detached Property
- Three Bedrooms
- Fantastic Investment Opportunity
- Requires Modernisation
- Two Reception Rooms
- Gardens to Front and Rear
- Driveway and Garage
- Viewing Highly Recommended

## **38 MAIN ROAD, RENISHAW, SHEFFIELD**

**This three-bedroom semi-detached property is in need of modernisation so presents a great opportunity for anyone looking for a project. The property occupies a good-sized plot with gardens to the front and rear. There's a driveway providing off street parking as well as a garage.**

Front entrance door into hallway with stairs to the first-floor landing.

### **LOUNGE**

**13' x 12'6" maximum** The lounge area has a window overlooking the front garden, power and light points and a feature fireplace.



### **KITCHEN/DINER**

**15' x 6'9"** An open plan kitchen/dining room. The kitchen is fitted with range of wooden wall and base units with a window to the side of the property, power and ceiling light points and a door through to the conservatory. The dining area also has patio doors that lead through to a conservatory.



**38 MAIN ROAD, RENISHAW, SHEFFIELD**

**CONSERVATORY**

**15' x 7'0"** The conservatory has plumbing with a sink and boiler and a UPVC door to the rear garden.



Stairs to:

**LANDING**

The landing has access to loft space

**BEDROOM ONE**

**9'9" x 13'** Master bedroom with window overlooking the front garden. With a radiator, power and ceiling light points.





**38 MAIN ROAD, RENISHAW, SHEFFIELD**

**BEDROOM TWO**

**9'3" x 8'9"** With window overlooking the rear garden, radiator, power and ceiling light points.



**BEDROOM THREE**

**5'7" x 8'9" maximum including stair bulkhead** Window to the front of the property, power and ceiling light points.



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**BATHROOM**

6'6" x 6'6" Fully tiled bathroom with three-piece suite consisting of a wooden panelled bath with shower over, toilet and wash hand basin. Window to the rear.



**OUTSIDE**

Outside there are gardens to the front and rear. The rear garden is not overlooked and whilst currently overgrown is a good size and just waiting to be restored to its former glory. There is a garage measuring 19'3" x 8'9" attached to the property with an up and over door to the front and a rear door to a former outside W.C.



**38 MAIN ROAD, RENISHAW, SHEFFIELD**

**ENERGY PERFORMANCE RATING**

AWAITING DETAILS

**ADDITIONAL INFORMATION**

**Council Tax Band: B**

**Local Authority: North East Derbyshire**

**Primary School: Renishaw Primary School**

**Secondary School: Eckington School**

**Stamp Duty on Asking Price: £100.00 (this may change if you are a first-time buyer or you already own another property)**

## **38 MAIN ROAD, RENISHAW, SHEFFIELD**

### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients' investment.