



Flat 49 Porter Brook House, Ecclesall Road, Sheffield

£165,000 *Leasehold*

# TWO BED TWO BATH OPPORTUNITY IN GREAT LOCATION

- SOLD AS A BUY TO LET INVESTMENT
- TWO BEDROOMS
- TWO BATHROOMS
- OPEN PLAN LIVING SPACE
- BALCONY
- SOLD AS SEEN WITH TENANTS AND TENANCY
- LET AND MANAGED BY OUR TEAM
- PARKING SPACE (with additional charge)
- Council Tax Band: C
- EPC Rating: C



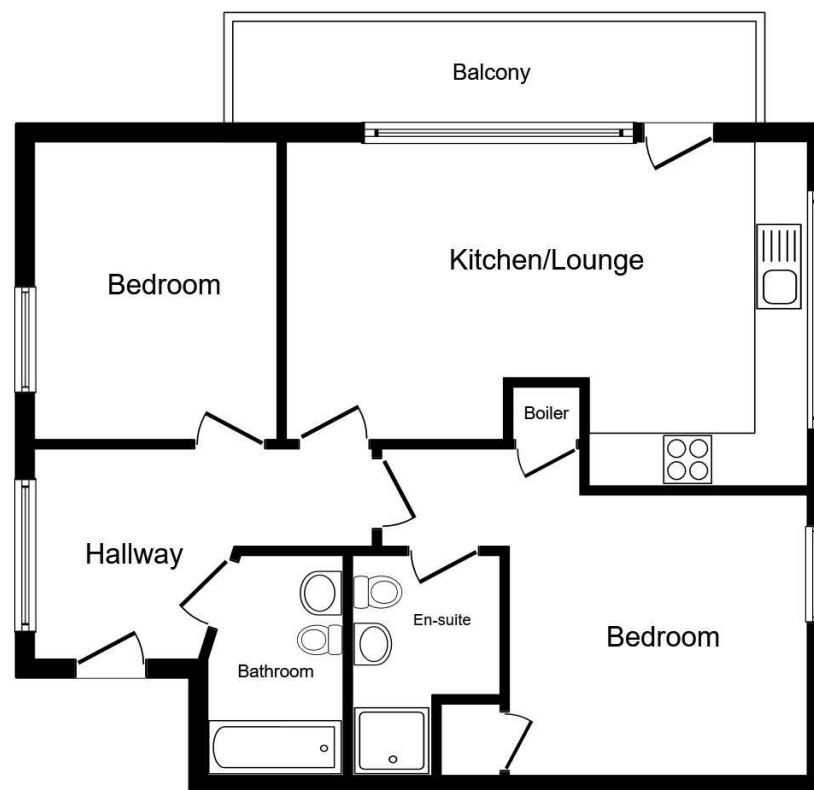


## TWO BEDROOM TWO BATHROOM OPPORTUNITY - SOLD TENANTED

Sold as seen (furniture included) is this two bedroom, third floor, two bathroom apartment located in the popular Wards Brewery Development. Situated in close proximity to a wide range of amenities including shopping, restaurants, bars and cafes.

The accommodation is spacious and comprises of open plan living kitchen, 2 double bedrooms, bathroom and en-suite shower room.





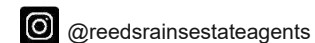
**Floor Plan**

Total floor area 61.0 sq. m. (657 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by [www.focalagent.com](http://www.focalagent.com)

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