

**LOT
1****By Order of the Government Legal Department****3 Castlewood Drive, Sheffield, South Yorkshire S10 4FH****Guide Price £150,000*****THREE BEDROOM SEMI DETACHED DWELLING IN NEED OF UPDATING**

This three bedroom semi detached house is situated in a residential cul de sac, a few miles from the main centre of Sheffield with its shopping facilities and main line station. The area is well served by road links with easy access onto the M1 that connects to North Yorkshire, the Midlands and the South. Sheffield is an industrial city that has a university and is surrounded by the Peak District National Park. The area is well served by local schools and bus routes. The property does have gas fired central heating and double glazing although it is in need of updating and modernisation throughout. There is not a fully working kitchen. The house offers excellent scope for extension subject to obtaining any necessary consent that may be required and is sold with vacant possession. The house also benefits from a garage with own driveway. This lot will be of interest to owner occupiers and investment purchasers. **Please note that this lot will not be sold prior to auction under any circumstances. Any intending buyer will need to register to bid at the auction.**

ACCOMMODATION

Porch, Entrance Hall, Through Lounge, Kitchen, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom, Off Street Parking, Garage, Garden.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Sheffield Council
Council Tax Band C EPC rating to follow.

VIEWING TIMES

Wednesday 28/6 @ 11.30am–12 noon

Sunday 2/7 @ 10am–11am

Thursday 6/7 @ 12.30–1pm

OPEN SESSIONS – NO NEED TO BOOK IN



THE ABOVE FLOOR PLANS ARE APPROXIMATE AND NOT TO SCALE. THE BUYER SHOULD VERIFY THE ACCURACY OF THE INFORMATION PROVIDED AND SHOULD CONSULT A SURVEYOR FOR A DETAILED SURVEY OF THE PROPERTY.

STARTING BID**FINAL BID****NOTES**

SOLD UNSOLD SOLD PRIOR WITHDRAWN