



Falmouth Road, , Sheffield, S7 2DG

- No Chain
- Two reception rooms
- Modern bathroom suite
- A short stroll from Abbeydale Road with a range restaurant's and shops

- Large than average three bedroom mid-terraced
- Off shot Kitchen
- Popular and convenient location
- Excellent school catchment

Asking Price £210,000

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HERE TO GET *you* THERE

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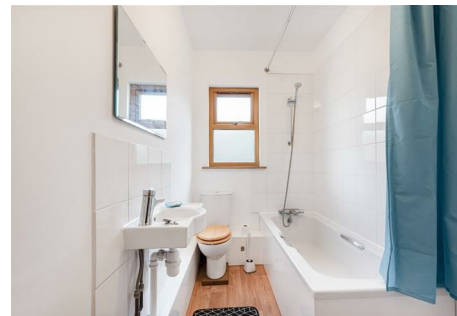
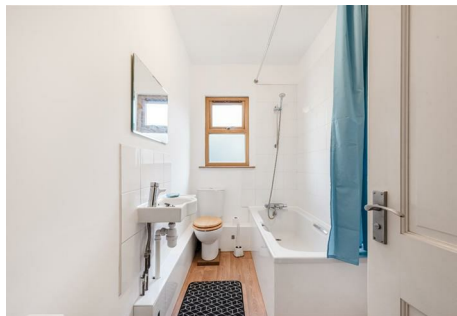
Nestled on Falmouth Road in the charming Nether Edge area of Sheffield, this mid-terraced house offers a blend of character and modern living. With three bedrooms, this property is perfect for families or professionals seeking to put their own stamp on a property.

As you enter, you are greeted by a spacious bay-windowed living room which could create a warm and inviting atmosphere. An inner lobby leads you to the first floor, while the dining room at the rear with wood floor and access to a useful cellar, perfect for additional storage.

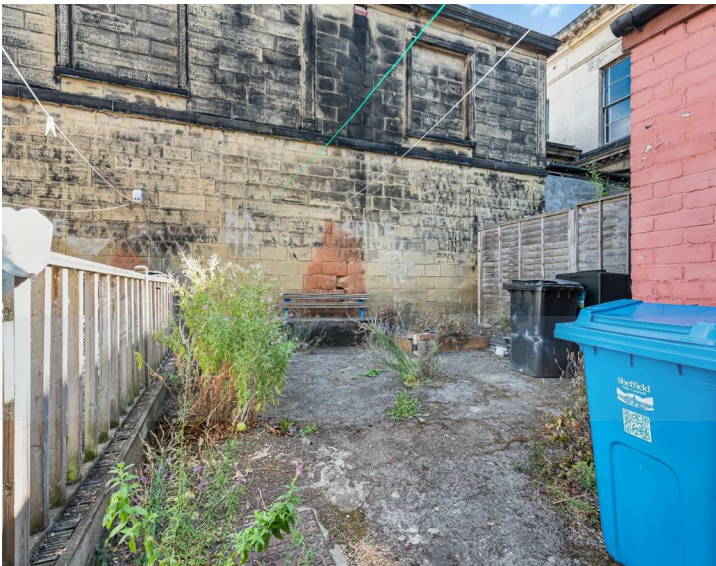
The off-shot kitchen is practical, boasting matching wall and base units that offer storage space. Moving to the first floor, you will find a landing that leads to the primary bedroom at the front, which is generously sized. A larger than average second bedroom provides flexibility for use as a guest room or study, and it leads to a modern white bathroom, designed for convenience and comfort.

The second floor hosts a further bedroom which has been recently plastered, ideal for older children or guests, ensuring everyone has their own space. Externally, the property features a pleasant rear yard with no through access, providing a peaceful retreat for relaxation or outdoor entertaining.

This charming home combines traditional features with some modern amenities, making it an opportunity for those looking to create a home in a vibrant and friendly community.



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Anti-Money laundering

Anti-Money Laundering Checks - By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC

guidelines, our trusted partner, Co_Adjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Co_Adjute will send a secure link for you to complete the checks electronically. A non-refundable fee of

£54.00 per person will apply for these checks, and Co_Adjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to

confirm the sale. Please contact the office if you have any questions in relation to this.



Total Area: 93.5 m² ... 1007 ft²
 All measurements are approximate and for display purposes only



Viewings

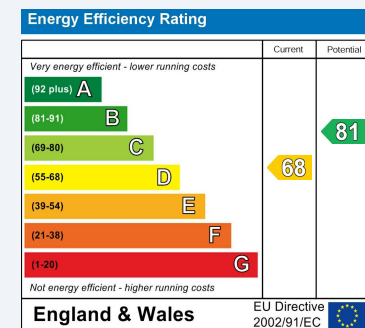
Please contact sheffield@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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