



## 3 Sandbeck Place, Sheffield

- No Chain
- Off shot kitchen
- Close to Ecclesall Road & Sharrow Vale Road
- Ideal for a family or first time buyer
- 3 Bedroom end of terrace
- Enclosed rear garden
- In need of refurbishment

**Asking Price £250,000**

**HUNTERS®**

HERE TO GET *you* THERE

Hunters are pleased to bring to market this three bedroom end of terrace requiring modernisation located on this quiet cul-de-sac in the popular residential suburb of Hunters Bar which is predominately occupied by first time buyer and families given it's convenient location close to local amenities found on Sharrow Vale Road & Ecclesall Road, the house is also within the catchment area for well regarded schools and has regular transport links in to the City and Peak District National Park.

The accommodation on offer briefly comprises a side facing entrance, a bay windowed lounge and a rear reception room and off shot kitchen to the ground floor, while to the first floor there is a double bedroom to the front, bathroom with 3 piece suite and a further single bedroom to the rear and stairs leading to the second floor where there is a further double bedroom. The property also has a useful cellar and a rear garden.

Requiring modernisation and upgrading the property offers scope to put your own stamp on it and create a fabulous home.

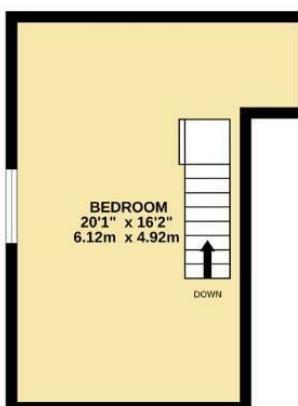
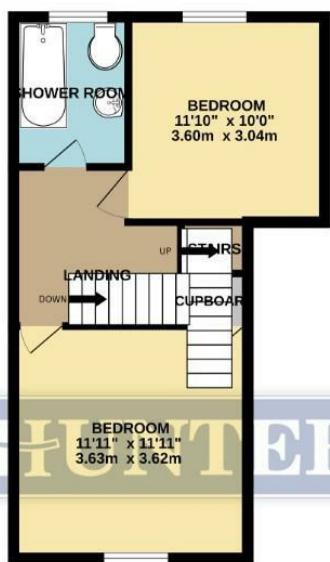
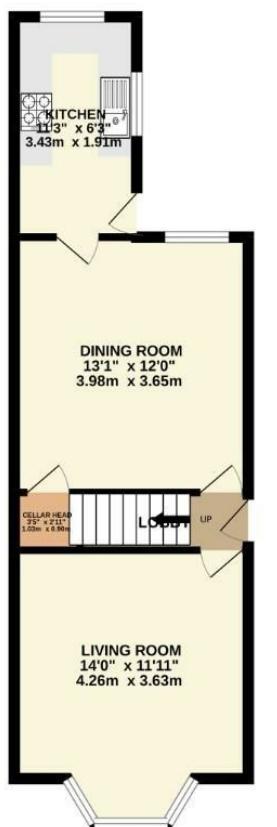




GROUND FLOOR

1ST FLOOR

2ND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items appearing are approximate. Responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Hunters Sheffield - Hunters Bar Office on 0114 267 2080 if you wish to arrange a viewing appointment for this property or require further information.



## 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.

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

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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