



Brearley Drive, Sheffield

A fantastic opportunity to acquire this beautiful, low maintenance, brick built home in Sheffield.

This modern home oozes charm, whilst being sympathetically maintained to the highest standards. Briefly comprises: an entrance hall, lounge, kitchen with integral appliances such as fridge freezer, oven and gas hob with extractor fan over, washing machine, a dining room, two double larger than average bedrooms, a family bathroom and a downstairs W/C. Externally the property has a private landscaped garden and off street parking for two vehicles. The property is nestled central to good local schools and transport links.

Call Hunters to arrange a viewing.

Offers Over £160,000



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DESCRIPTION

Entrance hall

Lounge
11'1" x 12'5"

Kitchen/ Diner
14'5" x 12'9"

W/C

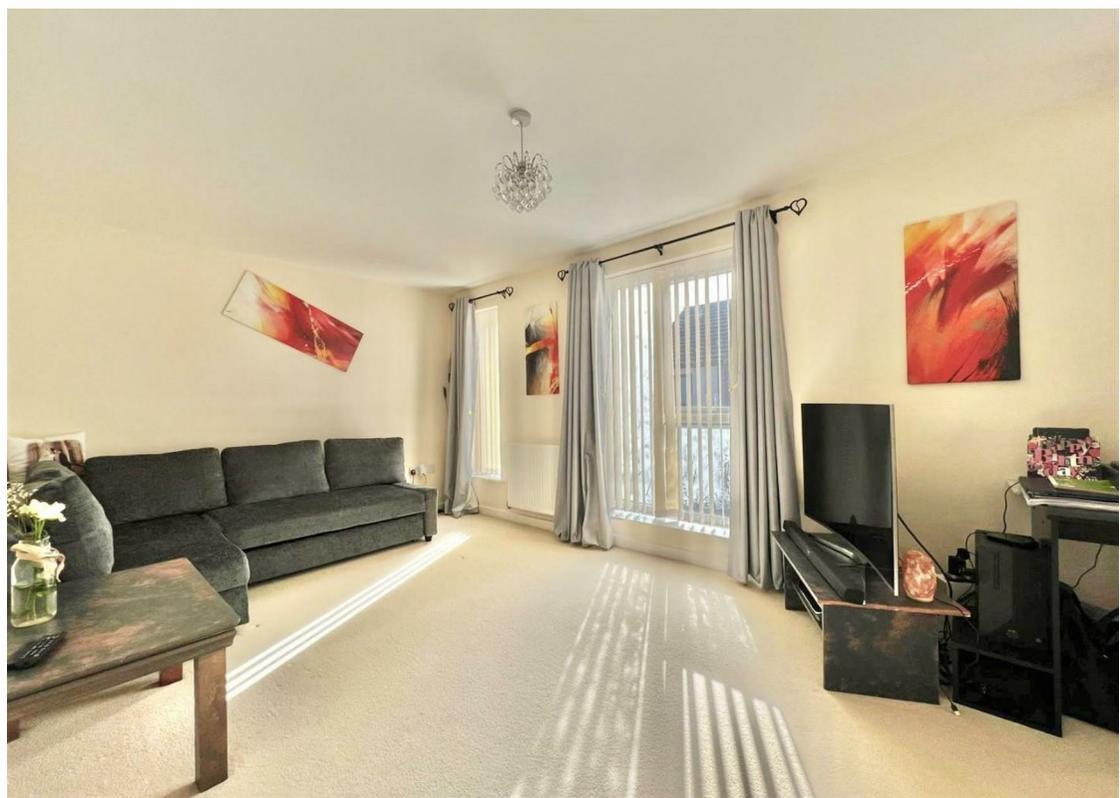
Landing

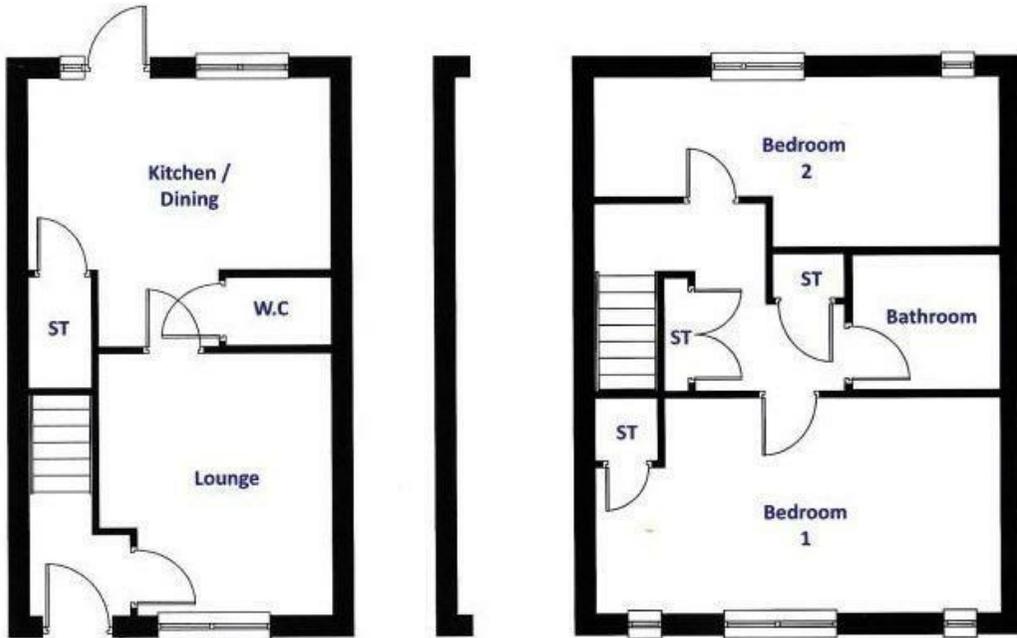
Bedroom one
19'4" x 10'5"

Bedroom two
19'4" x 8'2"

Family bathroom
7'2" x 6'6"







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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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