



HUNTERS[®]

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7 Fir Tree Drive, Wales, Sheffield, S26 5LZ

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Asking Price £220,000

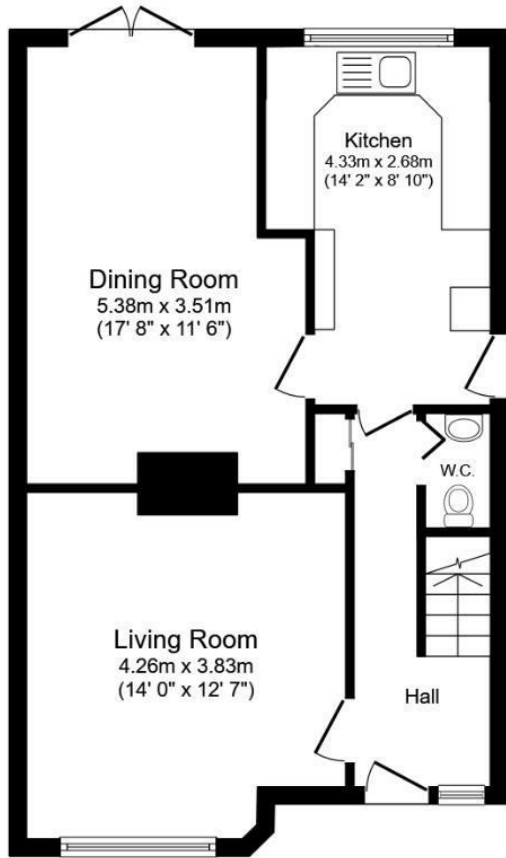
Hunters Swallownest are delighted to present this beautiful three-bedroom extended semi-detached home, situated in the highly sought-after residential area of Wales.

This well presented family home briefly comprises of an entrance hall, W.C. a bay windowed lounge with the extended dining room and kitchen to the rear. On the first floor are two double bedrooms, a single bedroom and a modern shower room.

Externally, the property enjoys a pleasant front garden, providing excellent kerb appeal, along with a driveway to the side extending to the rear, where there is a garage. The rear of the property boasts a private, enclosed garden featuring a patio seating area, a central lawn, and a variety of raised flower beds.

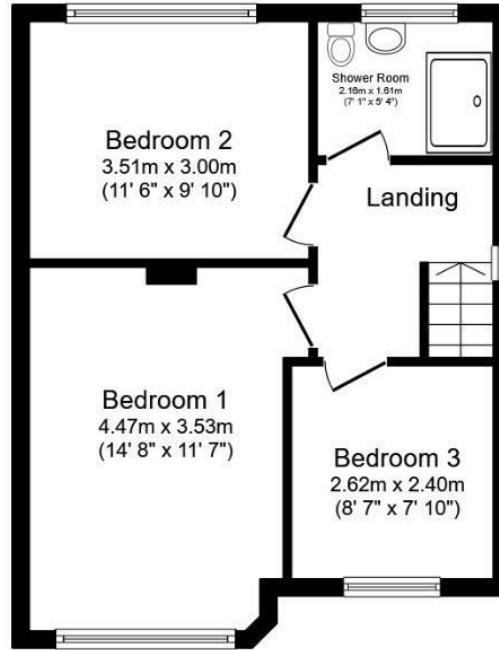
Located in the popular residential area of Wales (S26), the property offers the perfect balance of suburban living and convenience. With excellent transport links to the M1, it is ideal for commuters, while also being within easy reach of Rother Valley Country Park, offering a wealth of outdoor and leisure opportunities.

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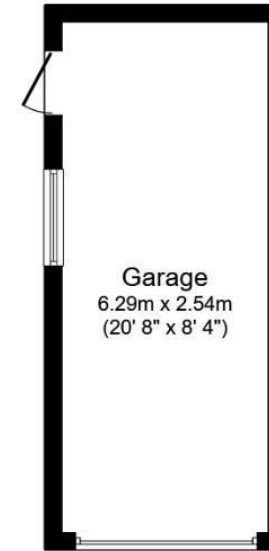
Ground Floor

Floor area 53.7 sq.m. (578 sq.ft.)



First Floor

Floor area 40.8 sq.m. (440 sq.ft.)



Garage

Floor area 16.0 sq.m. (172 sq.ft.)

Total floor area: 110.4 sq.m. (1,189 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

Anti Money Laundering

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, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £54 inc. VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can set your property live.

General Remarks

GENERAL REMARKS

TENURE

This property is leasehold with a long term lease of 800 years from 25 March 1958.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.


VACANT POSSESSION

Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Energy Efficiency Rating		
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<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. 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.



