



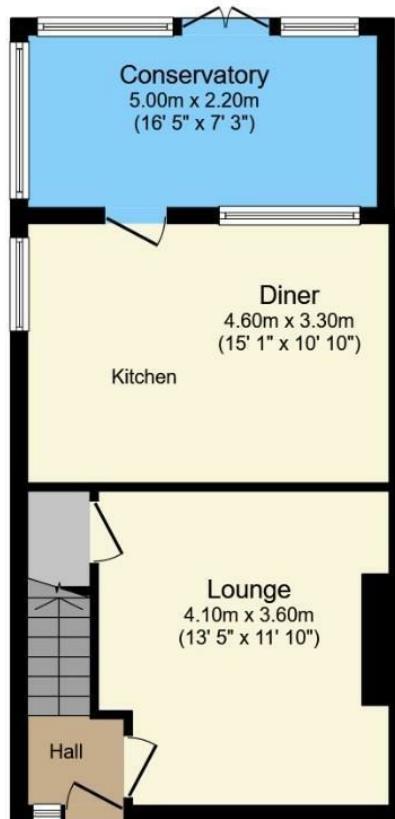
**HUNTERS®**  
HERE TO GET *you* THERE

36 Crestwood Court, Sheffield, S5 7DT

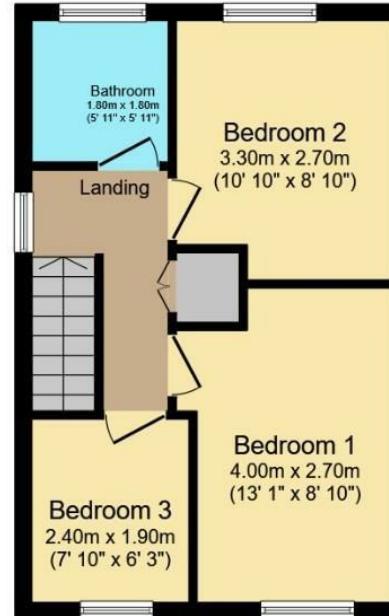
36 Crestwood Court, Sheffield, S5 7DT

Asking Price £210,000

Hunters Hillsborough present a fantastic opportunity for first time buyers or a growing family to purchase a three bedrooomed semi detached home situated on a quiet cul-de-sac close to excellent local amenities. Offering a conservatory and a private driveway, viewing is highly recommended. Entry via the front door into the entrance hall with stairs rising and space for coats and boots. Door through to a bright and spacious lounge with neutral decor and focal point feature fire surround with a gas fire. Lovely view from the lounge window looking up the cul-de-sac and access to a handy under the stairs cupboard. Through to the kitchen diner with a good range of wall and base units featuring an integrated electric oven and a ceramic hob. Family breakfast bar for morning coffee or evening meals along with plenty of space for a dining table. To the rear is a conservatory overlooking the private garden with plumbing for a washing machine and space for a dryer. Upstairs the landing has modern glass balustrades and a good size double storage cupboard. Master bedroom with built in wardrobes overlooking the front of the house and a double bedroom to the rear. Further single bedroom and the family bathroom fitted with modern stone coloured tiling, bath with centre taps, rainfall and hand held shower over bath, W/C and sink basin. Outside to the front, the property has a lawn and a driveway to the side with secure gates leading to the rear garden. Good size sun soaked family garden, low maintenance with a lawn and fencing.



**Ground Floor**



**First Floor**

Total floor area 78.8 sq.m. (848 sq.ft.) approx

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

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## General Enquiries

The property is Leasehold with a 157 years remaining at a cost of £40 per annum

## RATING ASSESSMENT

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

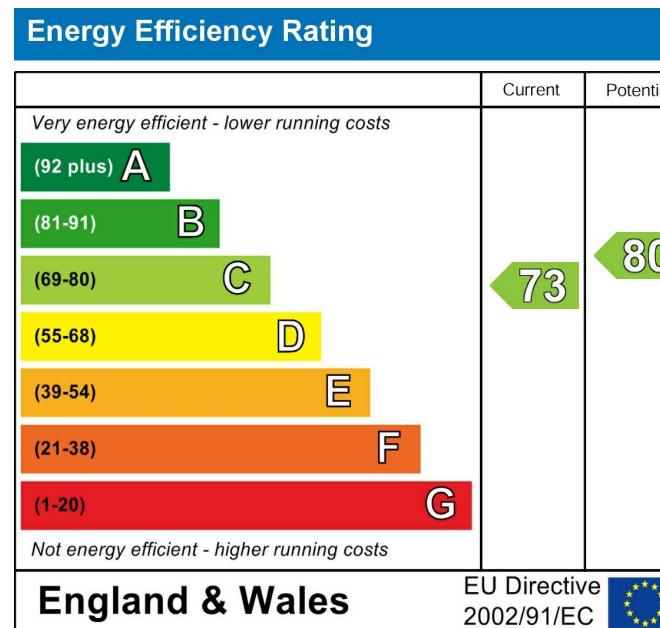
## VACANT POSSESSION

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 requiremen

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. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + 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 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.



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.









