



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

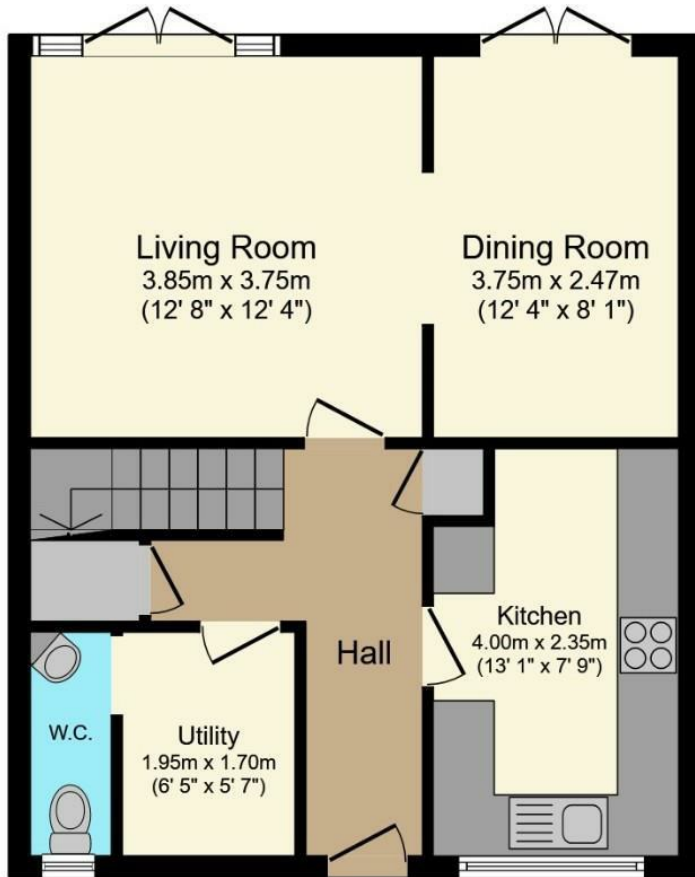
96 Moonshine Lane, Sheffield, S5 8RG

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Offers In Excess Of £180,000

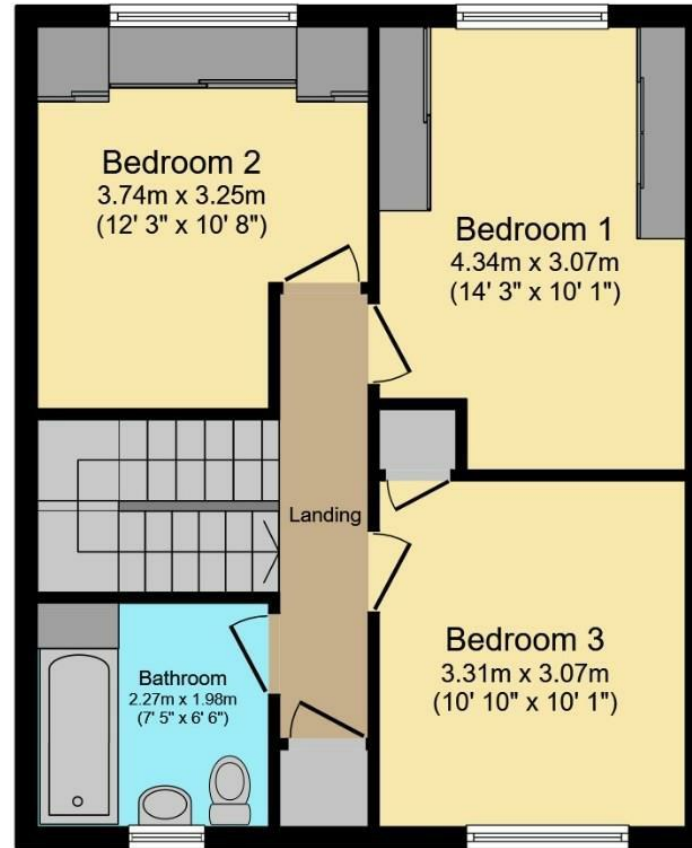
Hunters Hillsborough are delighted to present a superb three double bedroomed mid terrace home set back from the road with a garage and parking space. Having the benefit of a downstairs W/C this spacious property would appeal to first time buyers or investors alike, viewing is highly recommended. Entry via the front door into the entrance hallway with a large understairs storage cupboard and boiler cupboard housing the blown air heating system throughout the house. Modern fitted kitchen with contrasting black and white gloss units, integrated appliances include an eye level electric oven and microwave combined, induction hob, dishwasher and space for a free standing fridge freezer. From the entrance hallway you have access to a handy utility room with space for a stacked washing machine and dryer, this room leads to a good size down stairs W/C with sink basin. To the rear of the property you will find the lounge diner with a modern grey carpet, two sets of french doors give access out to the delightful rear garden. Chrome and wood spindles frame the stairs leading to three double bedrooms with built-in wardrobes and ample space for bedroom furniture. The bathroom features under floor heating, shower cubicle, W/C and sink basin. The property is set back from the road with a fenced off front garden featuring a path leading to the front door and a range of mature shrubs and plants. To the rear is a delightful entertaining space with a decked area for garden furniture and an undercover space for a hot tub. The property also benefits from a garage and a parking space.

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### Ground Floor

Floor area 49.9 sq.m. (537 sq.ft.)



### First Floor

Floor area 49.9 sq.m. (537 sq.ft.)

Total floor area: 99.8 sq.m. (1,075 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](http://www.Propertybox.io)

## General Remarks

### TENURE

This property is Freehold

### RATING ASSESSMENT

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

### 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**

### Local Area

Moonshine lane is located just five minutes drive to the Northern General Hospital, and within walking distance to the local shops on Herries Road including a Tesco supermarket. Excellent transport links run from Herries road in and around the city.

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.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.







