



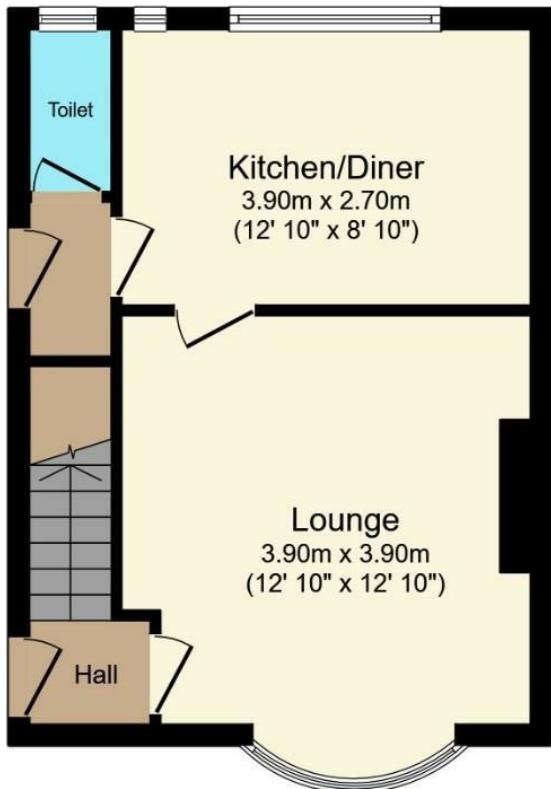
HUNTERS®
HERE TO GET *you* THERE

6 Stanwood Avenue, Sheffield, S6 5HX

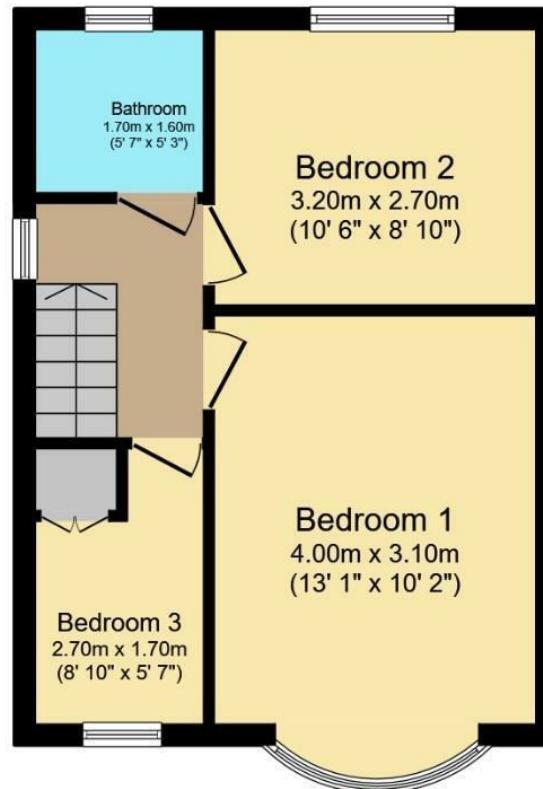
6 Stanwood Avenue, Sheffield, S6 5HX

Asking Price £220,000

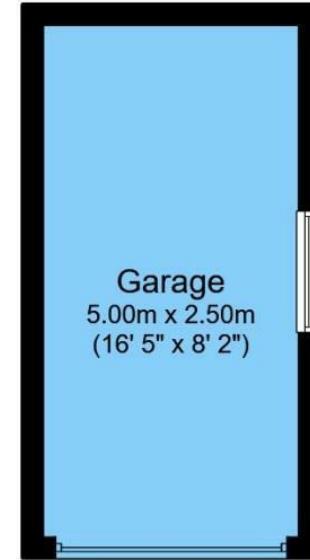
Hunters Hillsborough are delighted to present a three bedroom semi detached home ideally located for local amenities of Stannington Road/Stanwood Avenue along with the regular bus services. This property would make an ideal first time buyer's home offering a driveway, garage and large kitchen diner, viewing is highly recommended. Set back from the road, entry from the driveway into the inner lobby with stairs rising to the first floor. Through to the lounge with a bay window and focal point feature fire surround with an electric fire and marble hearth. The kitchen diner occupies the rear of the ground floor, currently with a range of wall and base units and free standing washer and cooker included in the sale. The porch has a downstairs W/C and superb understairs storage cupboard, ideal for everyday household items. Door out to the side of the house with access to the garden. Upstairs, the master bedroom has a bay window and a set of freestanding wardrobes included in the sale. Further double bedroom to the rear with a wardrobe included and a single bedroom. Family bathroom with a bath, W/C and sink basin. Outside the property has been well maintained by the current owner with low maintenance artificial grass to the front and a range of mature shrubs and plants. Access down the side of the house to a single detached garage and a flagged area with planter borders. Access to a shed at the rear of the garage.



Ground Floor



First Floor



Garage

Total floor area 80.8 sq.m. (870 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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Local Area

Positioned near to local amenities on both Stannington Road and Stanwood Avenue. Bus routes on your doorstep offering easy access into Sheffield City Centre. The green spaces of Rivelin Valley are just a short walk away for summer evenings and weekends.

General Remarks

TENURE:

The property is Leasehold with 727 years remaining at a cost of £3.15 per year.

RATING ASSESSMENT

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

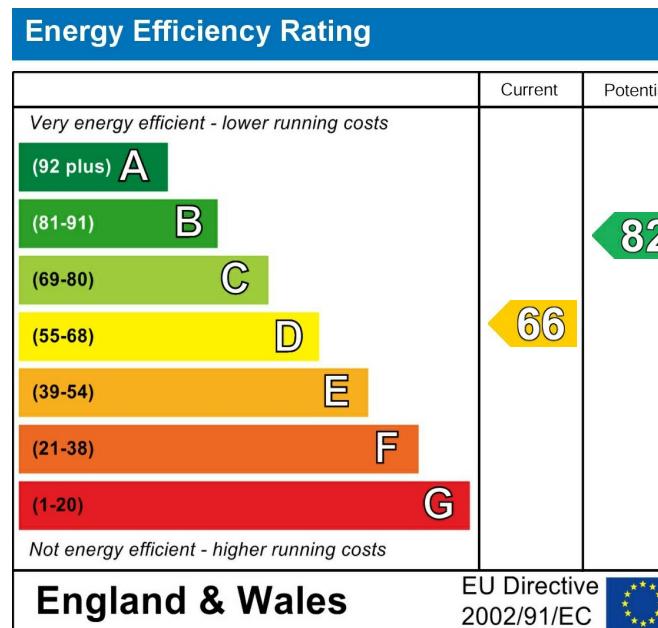
VACANT POSSESSION

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.

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.



