



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

115 Airedale Road, Sheffield, S6 4AW

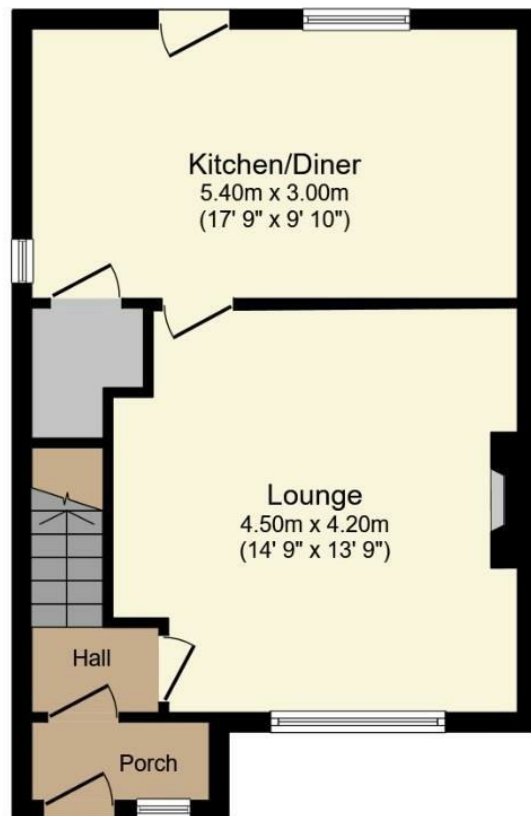


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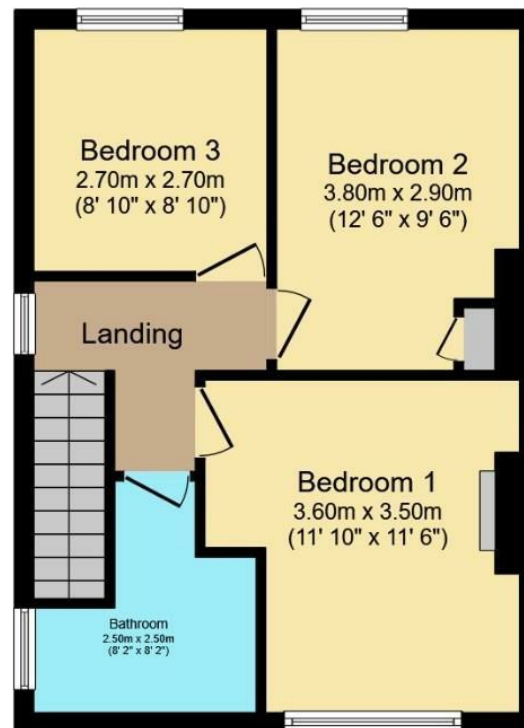
Asking Price £230,000

Hunters Hillsborough present a delightful three bedroomed end terrace home with off road parking and a private rear garden situated in the highly regarded district of Wadsley. This cosy family home offers cottage style decor with spacious rooms, viewing is highly recommended. Entry via the back door into the kitchen diner with a tiled floor and a good range of fitted wall and base units with space for freestanding appliances and a dining table. Handy built in storage cupboard. Door through to the lounge with solid wood flooring and an ornamental feature fire surround, front facing window and a door through to the entrance hallway. The hallway leads to a front porch, a great space for coats and boots. Upstairs are two double bedrooms and a good size single. Family bathroom with a freestanding bath and bath taps with a shower head, Rainfall shower over bath, W/C and sink basin. Outside the property has a good size driveway with a low maintenance front garden with a range of mature shrubs and trees. Access down the side of the house to the rear garden with a patio area and steps leading up to the lawn. Two storage sheds included in the sale.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260  
hillsborough@hunters.com | www.hunters.com



**Ground Floor**



**First Floor**

Total floor area 84.0 sq.m. (904 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

Located on a popular road in the area of Wadsley. Ideal for the abundance of local amenities available in both Middlewood and Hillsborough, including Hillsborough Park and the Sheffield Super Tram networks.

GENERAL REMARKS

TENURE

This property is Freehold

RATING ASSESSMENT

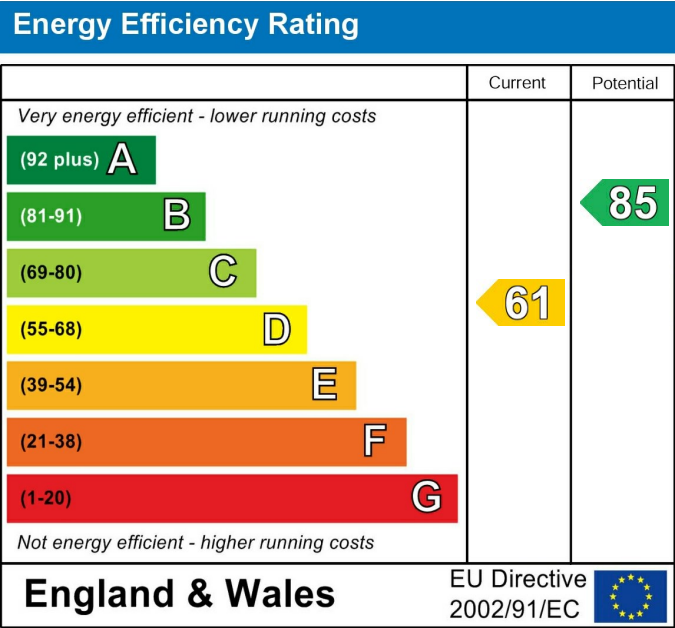
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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



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.



















