



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

5 Cowper Avenue, Fox Hill, S6 1AG

## 5 Cowper Avenue

### Offers Over £180,000

Hunters Hillsborough are delighted to present a splendid opportunity to acquire a four-bedroom semi-detached home appealing to investors, currently with tenants in place until October, generating an impressive rental income of £1,200 per calendar month.

Situated in the sought-after district of Fox Hill, Cowper Avenue is conveniently located within walking distance of local amenities, including the Asda Supermarket, making it an ideal choice for families and professionals alike.

As you approach the house, you will notice it is set back from the road, providing a sense of privacy. The ground floor boasts generously sized rooms, featuring an open-plan kitchen diner that is perfect for entertaining, alongside a cosy lounge that invites relaxation. Additionally, there is a well-appointed bathroom and a separate W/C for added convenience.

Venturing upstairs, you will find four spacious bedrooms, each offering ample natural light and comfort. A further W/C is also located on this level, enhancing the practicality of the home.

The outdoor space is equally impressive, featuring a large concrete patio area that is perfect for garden furniture, ideal for summer gatherings. Steps lead up to a flat lawn, providing a lovely area for relaxing summer days.

In summary, this semi-detached home on Cowper Avenue is a fantastic opportunity for both homeowners and investors, offering spacious living, a prime location, and excellent rental potential. Do not miss the chance to make this property your own.

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**Ground Floor**



**First Floor**

Total floor area 101.9 sq.m. (1,097 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 Remarks

### TENURE

This property is Freehold

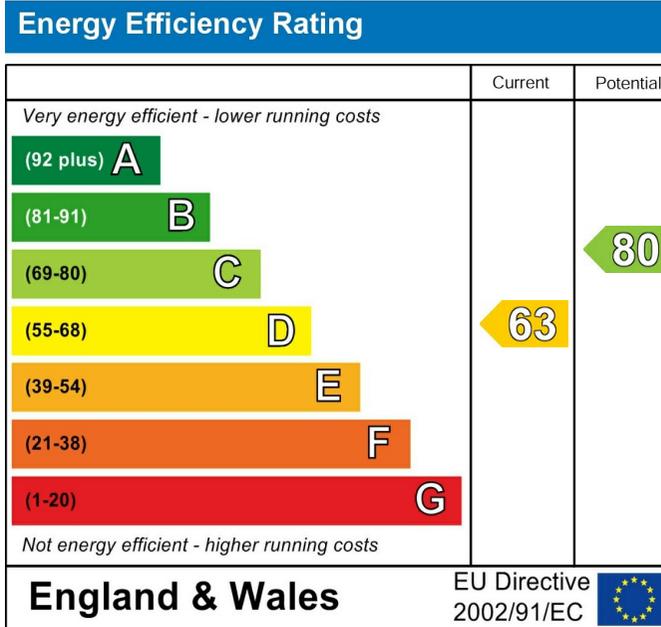
### RATING ASSESSMENT

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

### 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.

