



245 Winn Gardens

Sheffield, S6 1UH

£110,000



Hunters Hillsborough present a three bedroom mid terrace home which would make an ideal property for first time buyers or growing family. Sold with no upward chain viewing is highly recommended to appreciate the size of accommodation on offer. Situated on a quiet cul de sac leading onto fields with local shops within walking distance along with the Sheffield Supertram. Access to the property via the front gate into a courtyard. Front door into entrance hallway with access to all ground floor rooms and stairs rising to the first floor. Storage cupboard for coats and boots and a good size downstairs W/C. The kitchen is well presented with a good range of wall and base units finished in light oak effect fronts with dark work surfaces. All white goods are included in the sale. The lounge/diner occupies the back of the house with the lounge enjoying floor to ceiling windows overlooking the garden. Back door leading from the dining area to the garden. Upstairs are three good size bedrooms, one with built-in wardrobe space. A large storage cupboard could easily be used as an occasional office space. Family bathroom with white three piece suite comprising, bath, sink basin and W/C. Number 245 also features a single garage with an up and over door. Large rear garden with patio area, lawn and a gate out to the neighboring field. The heating is a blown air system that is serviced every year, the furniture in the property is available subject to further negotiations.

GENERAL REMARKS TENURE The property is Freehold **RATING ASSESSMENT** We are advised by the Local Authority that the property is assessed for Council Tax 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

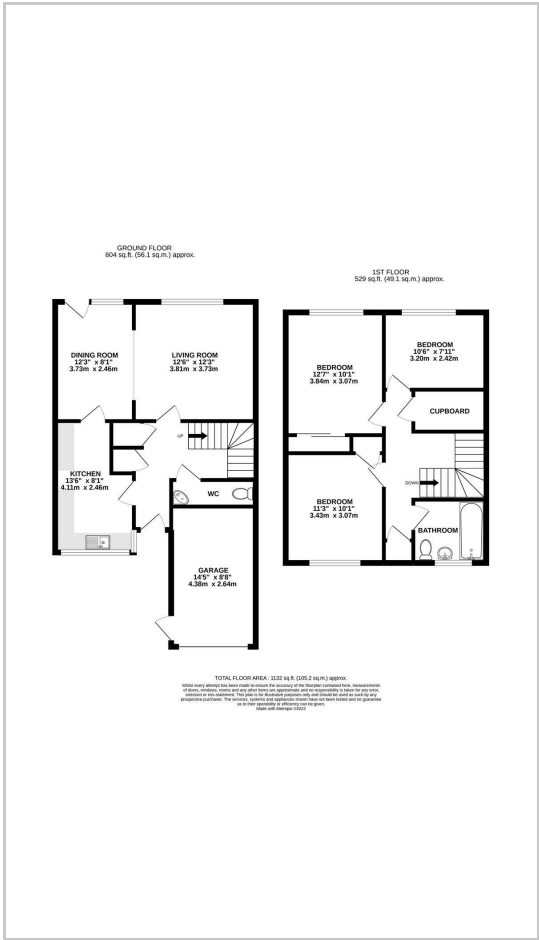
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE**



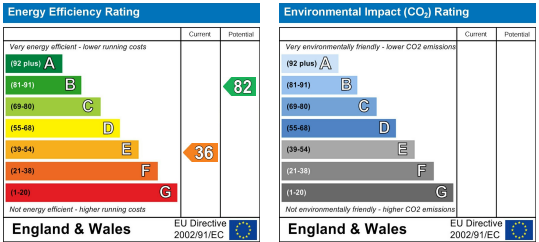
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.