

HUNTERS®

HERE TO GET *you* THERE



Avisford Road

Southey Green, Sheffield, S5 8LA

Guide Price £160,000



*** £160,000 - £170,000 Guide Price***

Hunters Hillsborough are delighted to present a three bedroom bay windowed semi-detached property ideally located for local shops and a short walk to the Kilner Way shopping development. Offered for sale with no onward chain, viewing is highly recommended. Situated on a good sized plot with entry to the property via driveway to the side door. Welcoming spacious entrance hallway with stairs rising to the first floor and access to all rooms downstairs. Front facing lounge with bay window and feature brick built fire surround with shelving. Family sized dining room that has been effectively extended providing stunning views via patio doors over the long garden. The Kitchen has a good range of wall and base units and space for all usual appliances.. Upstairs are two double bedrooms, one having built-in wardrobe space. Further single bedroom. Recently modernised wet room with shower, W/C and sink basin. Outside the property has an enclosed rear garden that has been lovingly looked after by the current owner. Raised patio area perfect for garden furniture and relaxing in the evening. A path leads down through mature shrubs and trees and there is a shed at the bottom. Shared driveway with space for one car, carport and access to a deep storage cupboard for garden tools and an outside W/C which could quite easily be changed to become an internal downstairs W/C leading off from the entrance hallway. Low maintenance front lawn. 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 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

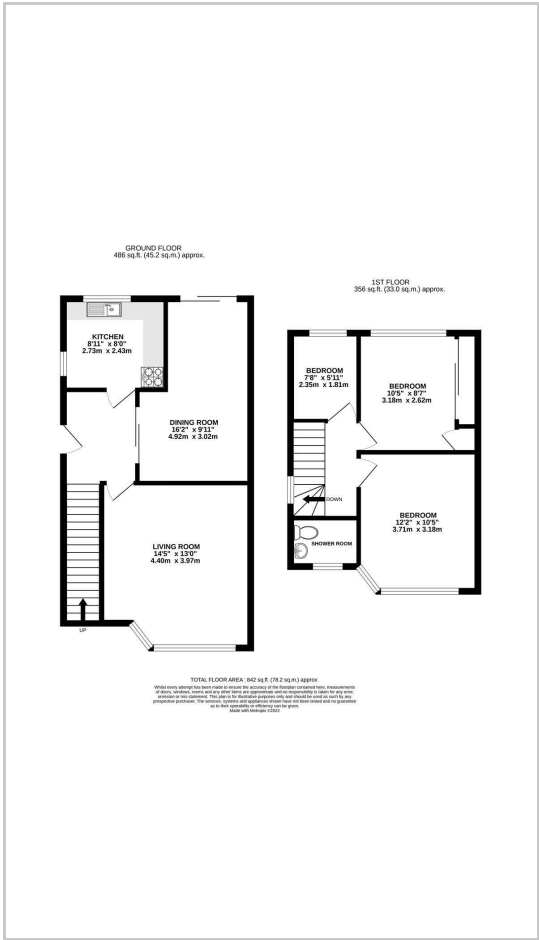
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE



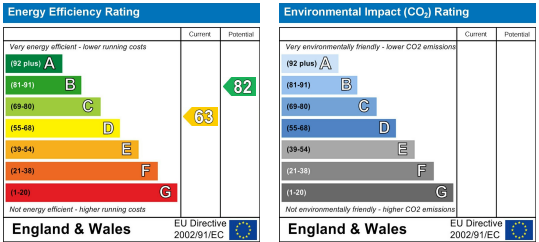
Area Map



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.