



HUNTERS®

HERE TO GET *you* THERE

18 Maple Croft Crescent, Sheffield, S9 1DN

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Guide Price £160,000

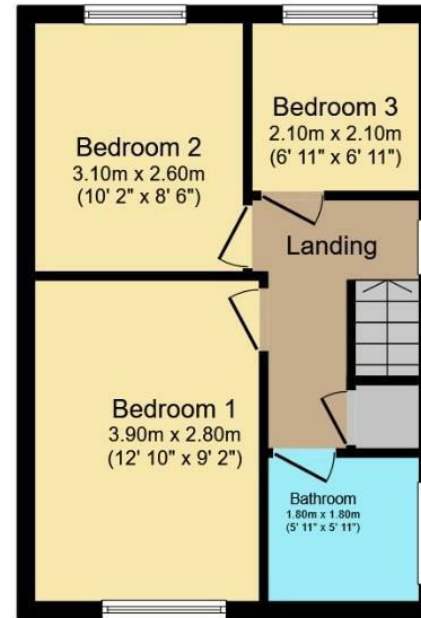
*****Guide Price £160,000 - £170,000*****

Hunters Hillsborough are delighted to present an opportunity to modernise and create your dream home situated on a popular tree lined road in Wincobank. This extended three bedroom semi detached home boasts views to the rear along with bright spacious rooms. Entry via a gated driveway with space for 2 to 3 cars. Door into the entrance hallway with stairs rising to the first floor. Open plan living space with the lounge having a front facing window and stone feature fire surround. An archway leads into the dining area with plenty of space for a family dining table. Concertina doors take you through to the extension, a multipurpose room with garden views. Ideal as a sitting room, office or play room, patio doors lead out to the rear and there is access to the back porch from this room. The kitchen is a good size with a range of wall and base units and space for all usual kitchen appliances. Access to the back porch. Upstairs, the master bedroom overlooks the front of the house with a range of fitted wardrobes. Further double bedroom with garden views, single bedroom and the family bathroom with a bath, shower over bath, W/C and sink basin. Occupying a sizable plot the front garden has a lawn and a range of mature shrub borders. Access down the side of the house via the driveway leading down to a garage which requires attention. The rear garden is good size and enjoys magnificent views over the valley.

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Ground Floor



First Floor

Total floor area 79.0 sq.m. (851 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

Excellent location, situated just a short drive from Northern General Hospital as well as easy access to local amenities including Meadowhall shopping facilities, popular schools, public transport links, and the M1 Motorway network.

General Remarks

TENURE

This property is Leasehold with 740 years remaining at a cost of £12 per year.

RATING ASSESSMENT

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

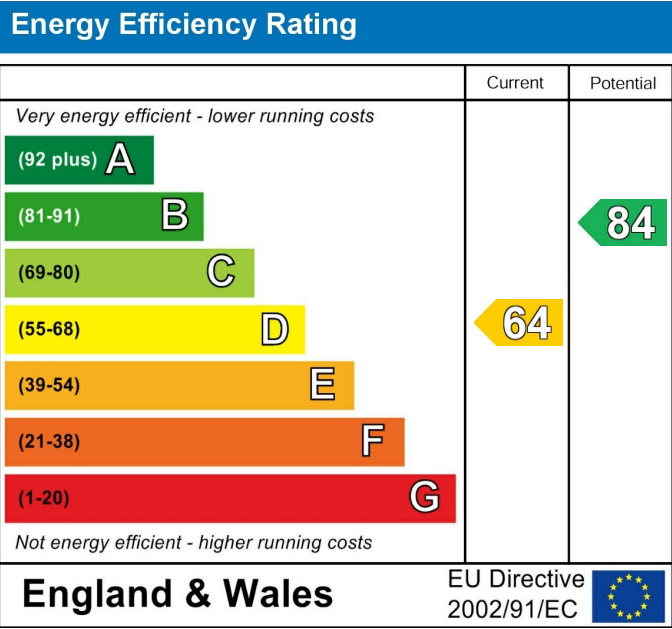
VACANT POSSESSION

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.

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.









