



HUNTERS[®]
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120 Forres Road, Crookes, Sheffield, S10 1WF

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Guide Price £320,000

*** GUIDE PRICE £320,000 - £330,000 ***

Nestled on Forres Road in the desirable area of Crookes, Sheffield, this charming three-bedroom semi-detached house is a true gem. Lovingly maintained by the current owner, the property boasts a stunning garden that many would envy, providing a perfect outdoor retreat.

The location is ideal, situated on the cusp of Crosspool, which offers an excellent catchment area for schools, making it a fantastic choice for families. Additionally, it is conveniently close to Sheffield University and the central hospitals, ensuring that all essential amenities are within easy reach.

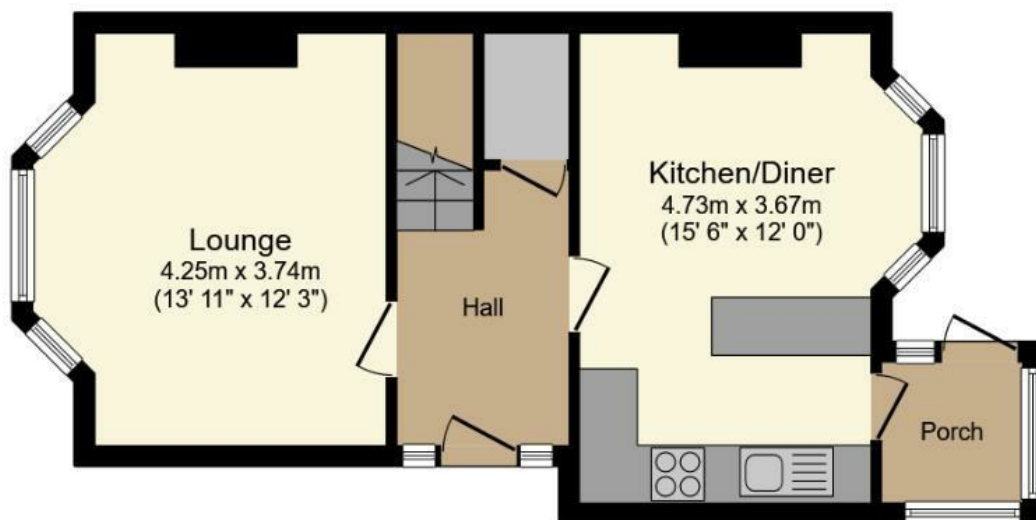
Upon entering, you are welcomed by a side entrance leading to an inviting inner lobby. The spacious lounge features a delightful bay window and a cosy fireplace, creating a warm and welcoming atmosphere. At the rear of the property, you will find a well-appointed dining kitchen, complemented by the added benefit of a rear porch, perfect for additional storage or as a utility space.

The first floor comprises a generous master bedroom at the front, complete with fitted wardrobes, while the two single bedrooms at the rear provide ample space for family or guests. The family bathroom is conveniently located to serve all bedrooms.

Outside, the property features a driveway for off-street parking, ensuring convenience for residents and visitors alike. The rear garden is a true highlight, adorned with mature shrubs and a lovely seating area, ideal for enjoying the outdoors during warmer months.

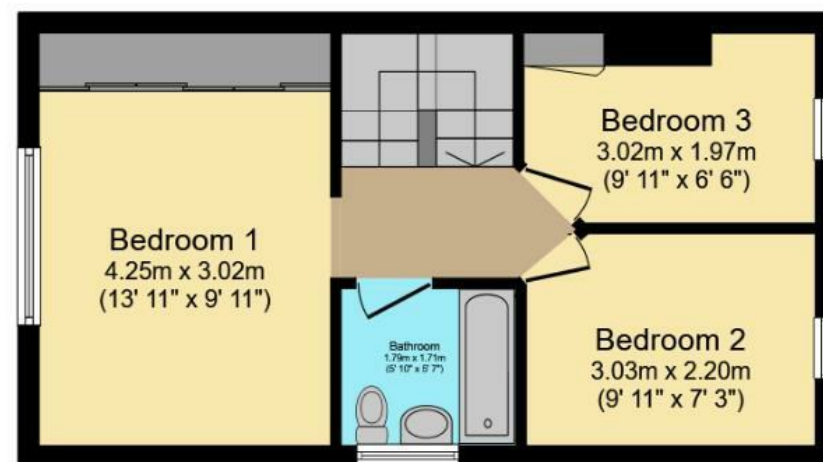
This delightful home offers a perfect blend of comfort, convenience, and charm, making it an excellent opportunity for those looking to settle in a vibrant and sought-after neighbourhood.

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Ground Floor

Floor area 40.7 sq.m. (438 sq.ft.)



First Floor

Floor area 34.3 sq.m. (369 sq.ft.)

Total floor area: 74.9 sq.m. (807 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

GENERAL REMARKS

TENURE

We understand the property is Leasehold with an unexpired term of 800 years from 18th December 1933 and ground rent of £3.50 per annum.

RATING ASSESSMENT

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

VACANT POSSESSION

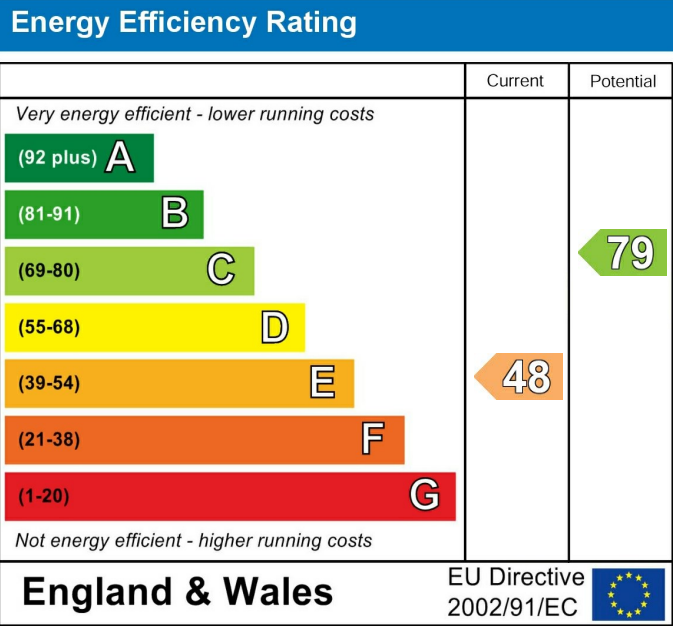
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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 OR OTHER LOANS SECURED ON IT.

ANTI-MONEY LAUNDERING CHECKS

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.



