



FOR SALE  
Saxton Mee  
0114 268 3241

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

34 Cromwell Street, Walkley, Sheffield, S6 3RN

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Asking Price £240,000

| FREEHOLD | NO CHAIN | Nestled in the charming area of Walkley, this delightful stone-fronted terraced house on Cromwell Street offers a perfect blend of character and modern living. The property boasts a spacious layout, encompassing 987 square feet of well-designed living space.

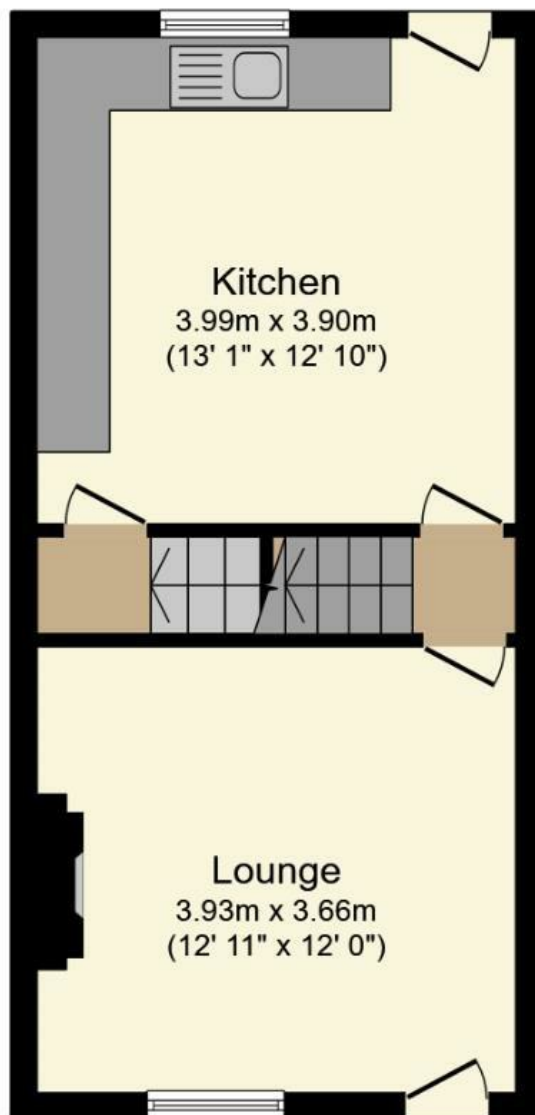
Upon entering, you are welcomed into the generous lounge, that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The heart of the home is the spacious dining kitchen, which offers ample room for family meals and gatherings, making it a wonderful space for creating lasting memories. The space boasts a range of wall and base units, with space for appliances.

The property features three good-sized bedrooms, providing plenty of space for a growing family or for those who desire a home office or guest room. The family bathroom is conveniently located, ensuring ease of access for all, and comprises a bath with shower over, sink basin and W/C.

One of the standout features of this home is the rear garden, a perfect retreat for outdoor enjoyment, whether it be for gardening, children's play, or simply unwinding in the fresh air.

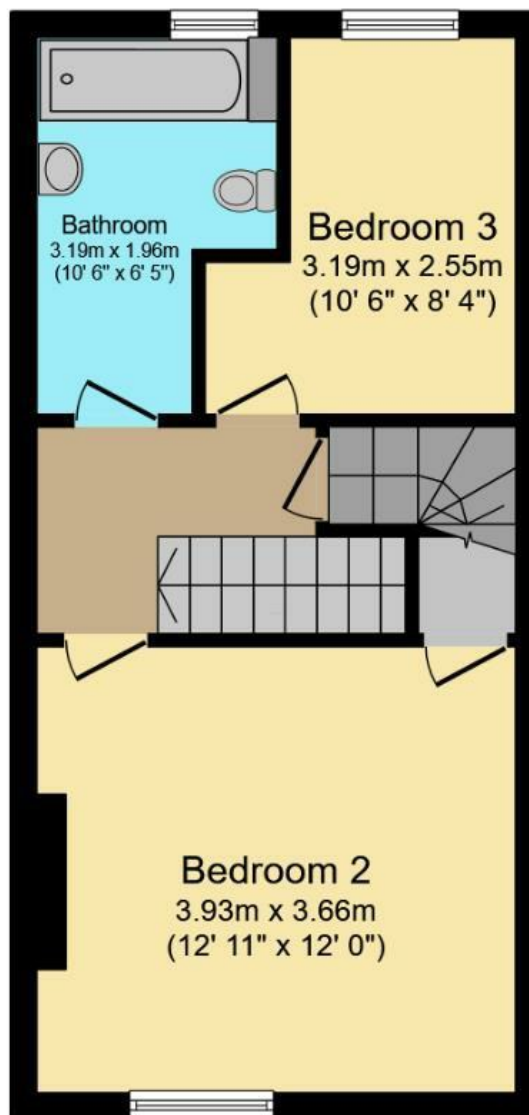
With no onward chain, this property presents a seamless opportunity for prospective buyers to move in without delay. This charming terraced house on Cromwell Street is not just a house; it is a place where you can truly make a home.

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626  
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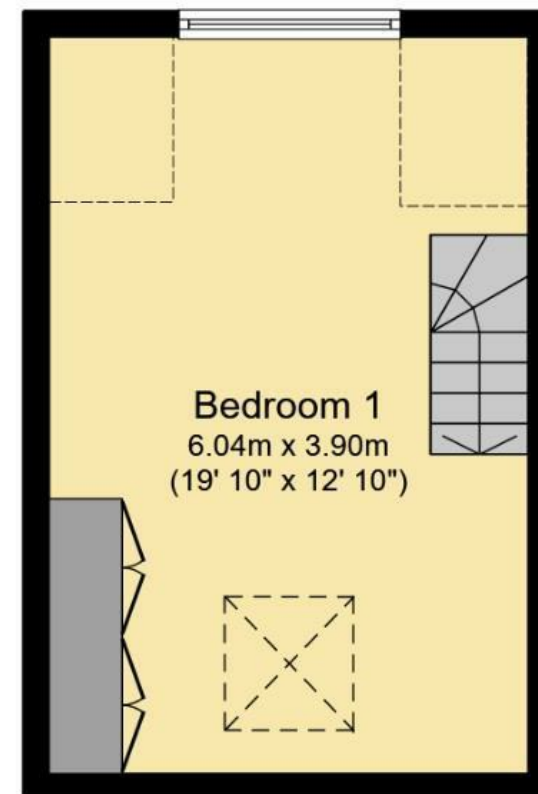
### Ground Floor

Floor area 34.0 sq.m. (366 sq.ft.)



### First Floor

Floor area 34.0 sq.m. (366 sq.ft.)



### Second Floor

Floor area 23.7 sq.m. (256 sq.ft.)

**Total floor area: 91.7 sq.m. (987 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](http://www.Propertybox.io)

### GENERAL REMARKS

#### TENURE

We understand the 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.

#### VACANT POSSESSION

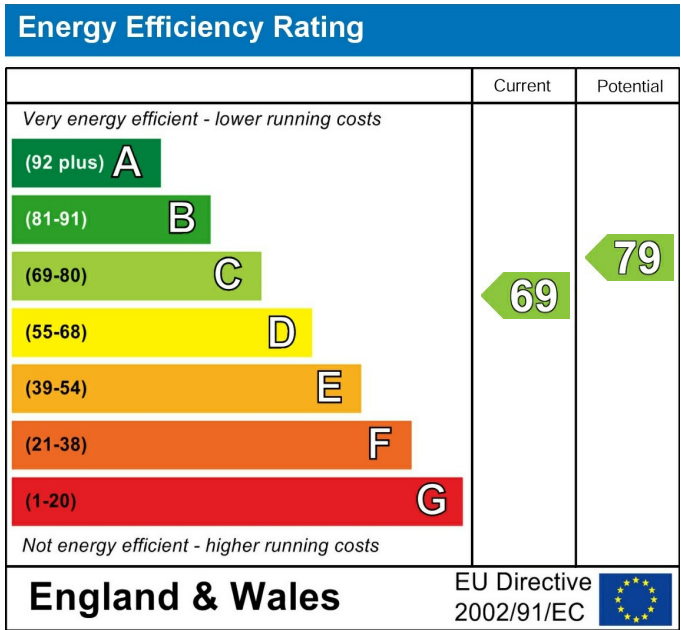
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

#### 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.









