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Dowland Avenue

High Green, Sheffield, S35 4LA

Guide Price £180,000- £190,000

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GUIDE PRICE £180,000 - £190,000 , NO UPWARD CHAIN ,Nestled in the charming area of High Green, Sheffield, this delightful two-bedroom semi-detached house on Dowland Avenue presents an excellent opportunity for first-time buyers. The property boasts modern fixtures and fittings throughout, ensuring a contemporary living experience that is both stylish and comfortable.

With no upward chain, you can enjoy a seamless transition into your new home, allowing you to settle in without delay. The layout of the house is thoughtfully designed, providing ample space for relaxation and entertaining. Each bedroom is well-proportioned, making it easy to create a personal sanctuary or a guest room.

Briefly comprising Entrance, Living room, Breakfast kitchen , Master bedroom, Bedroom two , Bathroom.

The location is ideal for those seeking a friendly community atmosphere, with local amenities and transport links conveniently nearby. This property is truly a move-in ready gem, perfect for anyone looking to start their journey in homeownership. Don't miss the chance to make this lovely house your new home.

ENTRANCE HALLWAY

Through a glazed uPVC door leads into a roomy entrance hall, comprising wall mounted radiator, karndean flooring, stairs rising to the first floor and doors leading to the living room and kitchen.

LIVING ROOM

14'11 x 12'7 (4.55m x 3.84m)

A spacious living area hosting a charming flueless gas fire with modern white surround giving a great focal point to the room and cosy feel in the wintry months, wall mounted radiator, aerial point and telephone point.

BREAKFAST KITCHEN

12'8 x 8'1 (3.86m x 2.46m)

A stylish recently fitted kitchen, offering an array of cashmere coloured wall and base units, contrasting neutral work surfaces and upstands, inset cream composite sink and drainer with chrome mixer tap, inset 4 ring gas hob with extractor hood over, integrated electric oven, integrated undercounter fridge/freezer, under counter space and plumbing for a washing machine, karndean flooring, wall mounted radiator, two uPVC window and glazed uPVC door.

MASTER BEDROOM

10'3 x 9'6 (3.12m x 2.90m)

A large, light and airy double bedroom hosting two front facing uPVC windows, storage cupboard with wall mounted boiler, tv aerial and wall mounted radiator.

BEDROOM 2

11'3 x 7'10 (3.43m x 2.39m)

A further double bedroom also boasting a wall of fitted sliding wardrobes, rear facing uPVC window, telephone point and wall mounted radiator.

BATHROOM

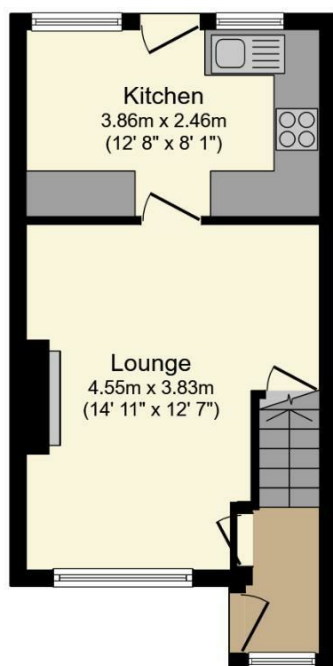
8'0 x 4'7 (2.44m x 1.40m)

A generously sized, serene family bathroom, fully tiled in natural tones comprising bath with electric shower over, white pedestal sink, low flush WC, wall mounted chrome heated towel rail, tiled flooring and frosted double glazed uPVC window.

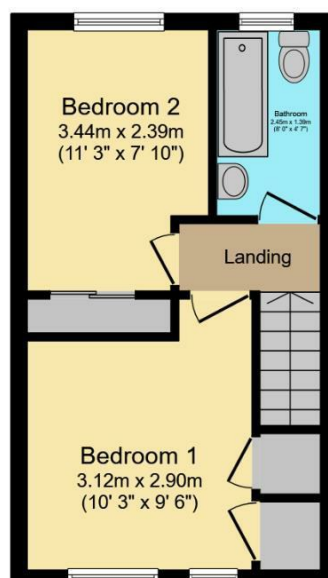
EXTERIOR

The front of the property boasts great kerb appeal, a low maintenance paved driveway, offering off road parking for at least 3 cars. To the rear of the property is a fully enclosed, sizeable garden drenched in sunshine, boasting a sizeable Indian stone patio great for entertaining in the summer months or sitting out on an evening, well kept lawn, outside tap and security lighting.

Floorplan



Ground Floor
Floor area 28.4 sq.m. (306 sq.ft.)



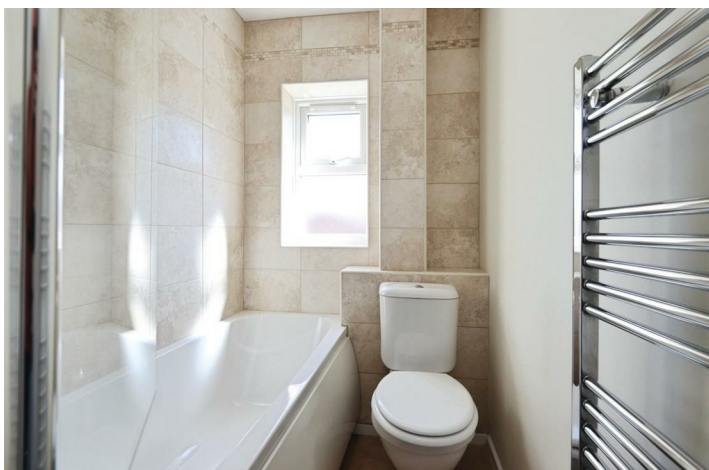
First Floor
Floor area 27.4 sq.m. (295 sq.ft.)

Total floor area: 55.9 sq.m. (602 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

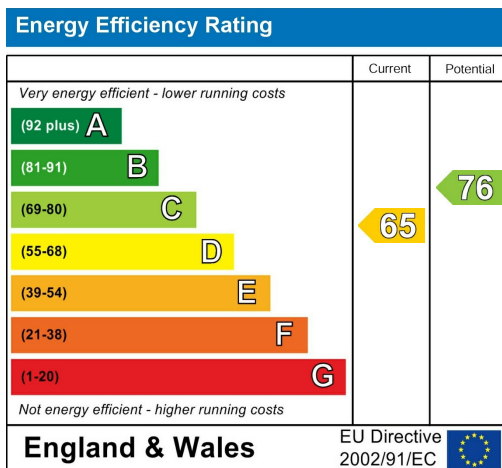
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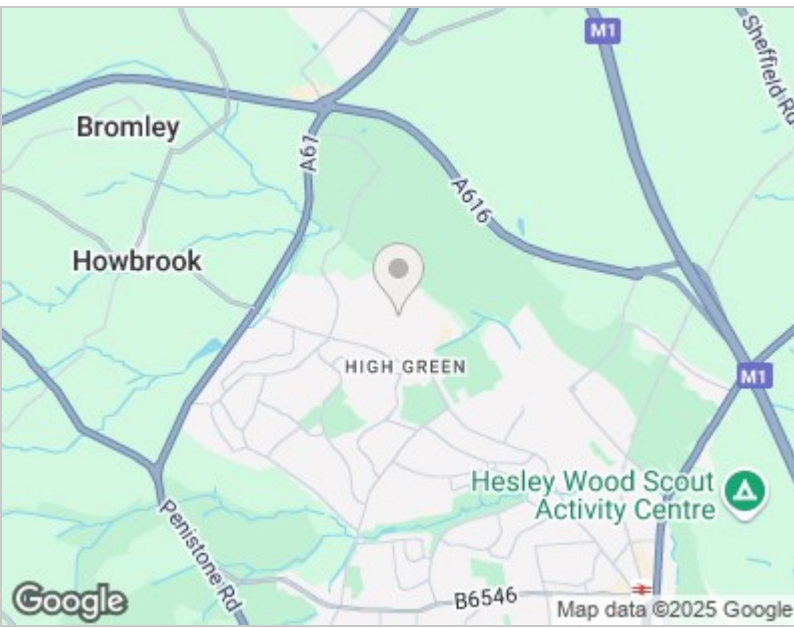
Energy Efficiency Graph



Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

1 Station Road, Chapeltown, Sheffield, S35 2XE
Tel: 0114 257 8999 Email: chapeltown@hunters.com
<https://www.hunters.com>

