



Foster Way

High Green, Sheffield, S35 4NE

Offers In The Region Of £100,000

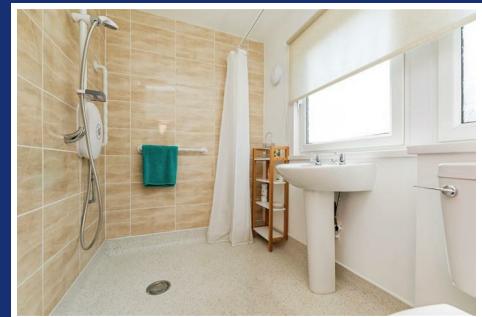
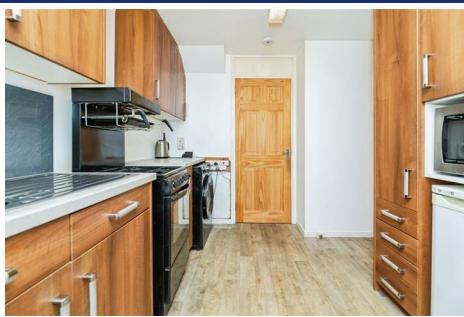


- 3 BED TERRACE
- NON STANDARD CONSTRUCTION
- PLENTY OF POTENTIAL
- GREAT ADDITION TO A PORTFOLIO
- GOOD COMMUTER LOCATION
- NO UPWARD CHAIN
- CASH PURCHASE OR CERTAIN LENDERS ONLY
- AIRFLOW HEATING SYSTEM
- CLOSE TO AMENITIES
- COUNCIL TAX BAND A

Foster Way

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NO UPWARD CHAIN! Nestled in the sought-after area of High Green, Sheffield, this mid-terrace house on Foster Way presents an exciting opportunity for those looking to invest in a property with significant potential. Boasting three well-proportioned bedrooms and a spacious reception room, this home offers ample living space for families or individuals alike.

While the property is of **NON-STANDARD CONSTRUCTION** and requires some upgrading, it is brimming with possibilities for enhancement and personalisation. Non standard construction houses are only mortgageable through certain lenders so please check with your financial advisor. The generous room dimensions provide a solid foundation for creating a comfortable and stylish living environment. With a little vision and effort, this house can be transformed into a delightful home or a lucrative addition to a rental portfolio.

The location is particularly appealing for commuters, as it offers convenient access to local transport links including the M1, making it easy to reach Sheffield city centre, Barnsley and Rotherham. High Green is a vibrant community with a range of amenities including shops and a sports centre, ensuring that residents have everything they need within easy reach.

Briefly comprising entrance porch, hallway, kitchen, living/dining room. three good sized bedrooms and bathroom.

In summary, this property is an excellent investment opportunity for those willing to undertake some refurbishment. With its prime location and spacious layout, it promises to be a rewarding venture for the right buyer. Don't miss the chance to explore the potential this home has to offer.

ENTRANCE PORCH

A sizable uPVC porch, perfect for muddy paws and wellies, comprising uPVC glazed door and door leading into the entrance hallway.

ENTRANCE HALL

An impressively sized hallway, offering the perfect cloakroom area, comprising doors leading to the living room and kitchen and stairway rising to the first floor.

KITCHEN

12'4" x 7'6" (3.77 x 2.3)

A good sized kitchen boasting modern dark wood wall and base units providing plenty of storage, cream work surfaces, inset stainless steel sink and drainer, space for free standing cooker, space for fridge/freezer, under counter space and plumbing for washing machine, door leading into the living area and glazed uPVC door into the rear porch.

LIVING/DINING ROOM

25'3" x 11'9" (7.7 x 3.6)

A sizeable light and airy space, drenched in natural light through two large front and rear facing uPVC windows, the living area hosts a charming wooden fireplace with marble surround and electric coal effect fireplace, giving a great focal point to the area and cosy feel in the wintry months, aerial point, telephone point, vents for air flow system and built in storage cupboard that houses the airflow system.

OUTBUILDING/REAR PORCH

Offering that extra storage we all crave, comprising lighting, sockets and also housing the wall mounted water heater.

BEDROOM 1

13'1" x 10'9" (4 x 3.3)

A large double bedroom flooded with natural light through a large front facing uPVC window, also comprising aerial point, telephone point and fan vents.

BEDROOM 2

12'4" x 9'10" (3.77 x 3)

A further good sized double bedroom comprising built in storage cupboard, fan vent and rear facing uPVC window.

BEDROOM 3

9'10" x 7'1" (3 x 2.16)

A good sized single bedroom, nursery or home office, offering a built in storage cupboard, fan vent and uPVC front facing window.

BATHROOM

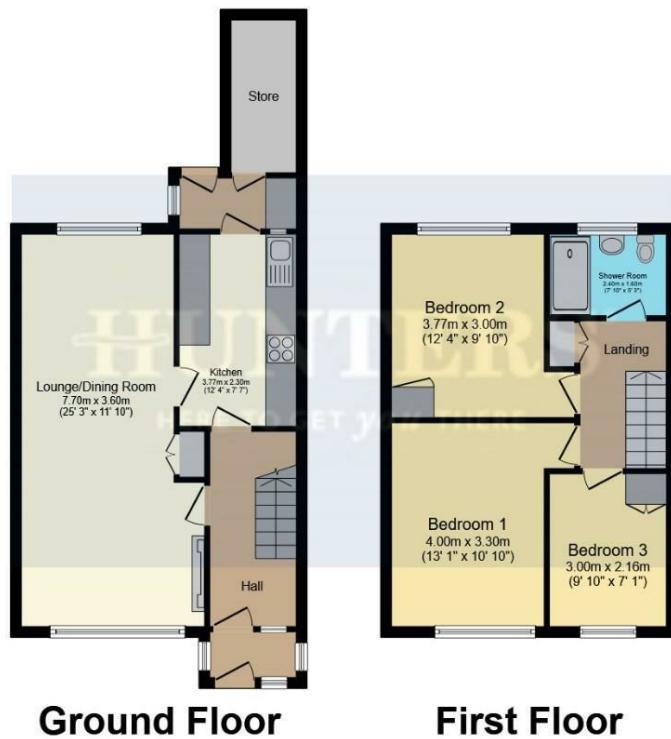
7'10" x 5'2" (2.4 x 1.6)

A modern wet room, hosting serene natural tiling, non slip flooring, electric shower, pedestal sink, low flush WC, extractor fan and frosted uPVC window.

EXTERIOR

The front of the property boasts great kerb appeal with a neatly manicured lawn and slabbed path leading to the front door. To the rear of the property is a fully enclosed garden, hosting a slabbed patio, perfect for entertaining or sitting out in the summer months, lawned area, flood light and well stocked, established borders providing plenty of colour throughout the year.

Floorplan



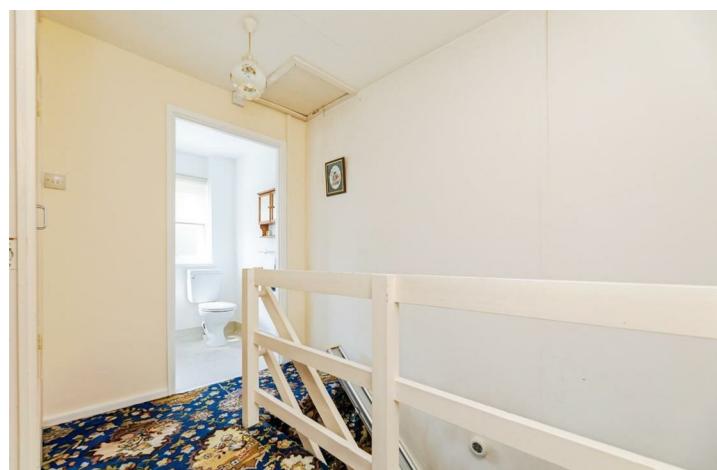
Ground Floor

First Floor

Total floor area 91.4 sq.m. (984 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). Powered by www.focalagent.com







Energy Efficiency Graph

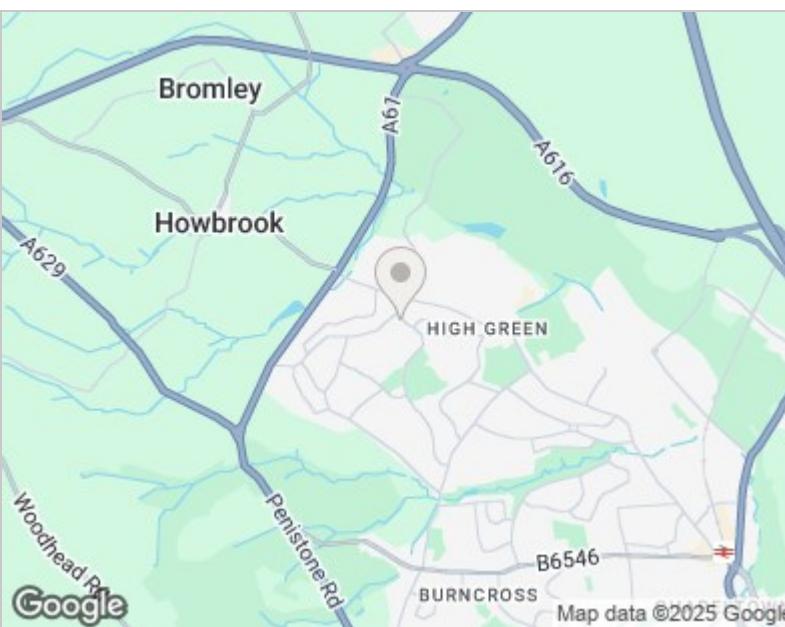
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

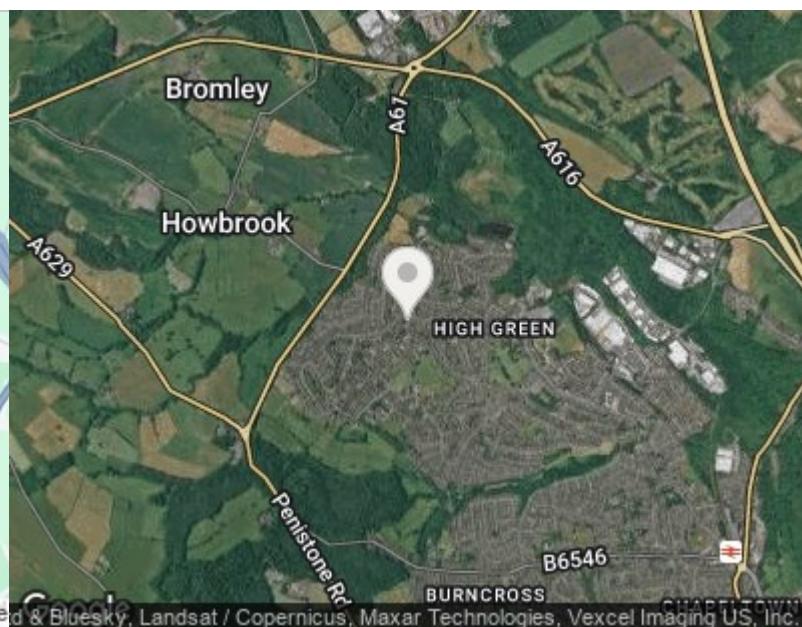
Viewing

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.

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