



HUNTERS
FOR SALE

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HERE TO GET *you* THERE

147 Westwick Crescent, Beauchief, Sheffield, S8 7DN

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£375,000

Hunters Woodseats are delighted to present a renovated three bedroomed detached bungalow occupying an enviable position with outstanding views.

Situated towards the end of the cul-de-sac on this sought after road, viewing is highly recommended.

The property is approached via a driveway leading to a good size garage. Access to both sides of the property with steps to a side door on one side, and a path, ideal for disability access or pushchairs up to a second side door.

Entry into the bespoke kitchen with a good range of wall and base units, integrated appliances include an eye level electric oven, dishwasher, washing machine and plinth lights. Space for an American style fridge freezer and breakfast bar for morning coffee.

The front facing living room has two windows to enjoy the treelined views across the valley.

The main bedroom has fitted sliding door wardrobes and French doors out to the garden, the second double bedroom again has fitted wardrobes and access via French doors into the conservatory enjoying views over the south facing garden. The third bedroom has French doors out to the rear garden, this room is currently being used as a dining room.

The modern family bathroom has a bath, shower over bath and built in vanity unit with a marble top, sink basin and W/C.

Externally the property has a landscaped rear garden with a patio area and a path leading up through tiers across the lawns having mature shrub borders.

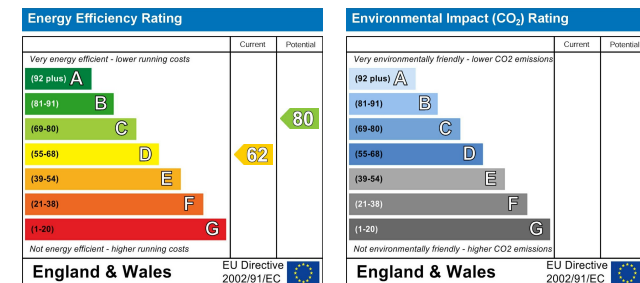
Westwick Crescent is a quiet road in the heart of Beauchief within catchment for top performing schools along with easy access to numerous amenities including shopping facilities, public transport, regarded golf courses and the Peak District.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
sheffieldwoodseats@hunters.com | www.hunters.com



Total floor area 104.1 sq.m. (1,120 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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Material Information - Woodseats
GENERAL REMARKS

TENURE
This property is long Leasehold with a term of 800 years from 25th December 1935 at a ground rent of £9.50 per annum.

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

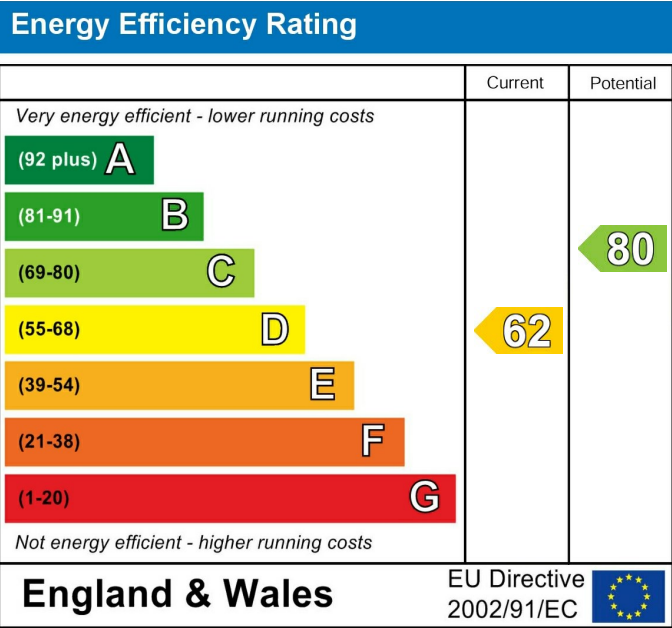
VACANT POSSESSION
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.

AML
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.



