

# HUNTERS®

HERE TO GET *you* THERE

**44 Fountside Oak Dale Road, Nether Edge, Sheffield, S7 1SN**

**Asking Price £180,000**

**Property Images**

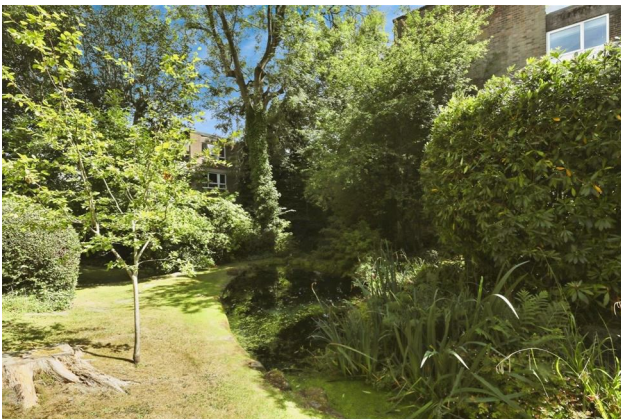




# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

## Property Images



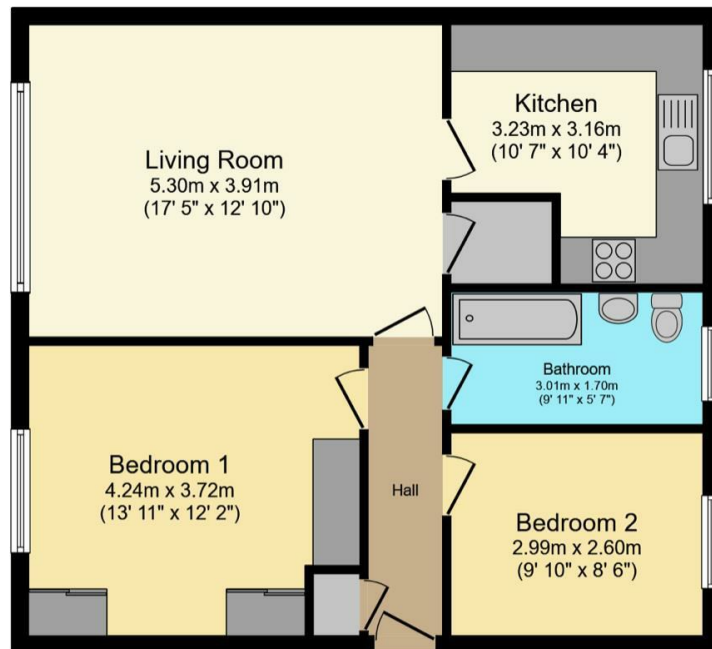
# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

Property Images

# HUNTERS®

HERE TO GET *you* THERE



Floor Plan

Floor area 67.5 sq.m. (726 sq.ft.)

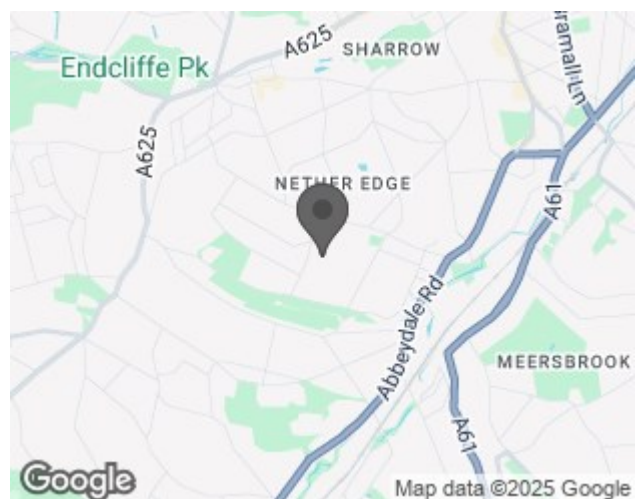
Total floor area: 67.5 sq.m. (726 sq.ft.)

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)

## EPC

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

## Map



## Details

Type: Flat - Purpose Built Beds: 2 Bathrooms: 1 Reception: 1 Tenure: Leasehold

## Summary

Hunters are pleased to present this neutrally decorated, top-floor flat that is now available for sale. This appealing property, located in a highly sought-after area that offers an array of local amenities and the advantage of green spaces, is ideal for first-time buyers and those looking for level living.

The property comprises of two bedrooms, one bathroom, a kitchen and a singular, well-appointed reception room.

The main bedroom is a comfortable double size, fitted with ample built-in wardrobes, providing a practical solution for storage. The second bedroom also adds value with its comfortable structure.

The bathroom has been suitably maintained, adhering to the overall neutral décor of the place. The kitchen provides matching wall and base units with clever use of storage. The reception room, spacious and welcoming, presents a perfect setting for entertaining guests or having a quiet night in.

This top-floor flat brings not just a promising property but also an advantageous location. It's wonderfully positioned in a sought after area surrounded by local amenities, from shopping outlets to eateries, and more. The unique blend of urban living combined with the proximity to green spaces makes this an opportunity not to be missed.

In conclusion, this flat is a combination of space, comfort, and location, carefully put together for first-time buyers and down sizers.

## Features

- TWO BEDROOMS • TOP FLOOR • NO ONWARD CHAIN • ENERGY PERFORMANCE RATING