



Westwick Crescent, Sheffield

- THREE BEDROOMS
- OPEN PLAN DINING KITCHEN
- LANDSCAPED GARDEN
- VIEWS FROM THE REAR
- DETACHED HOUSE
- FULLY REFURBISHED
- OFF ROAD PARKING & POTENTIAL GARAGE
- ENERGY PERFORMANCE RATING

Asking Price £400,000

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Westwick Crescent, Sheffield

DESCRIPTION

Hunters Woodseats are pleased to market this fully refurbished, three bedroom detached house located in this highly sought after area. The property which is beautifully presented throughout briefly comprises; entrance hall with stairs to the first floor, bay windowed living room with a feature fire place and multi fuel stove, double doors open through to the fabulous dining kitchen. The dining kitchen has a 'U' shaped worktop with matching wall and base units, there is a pantry together with both a side door and rear French doors. To the first floor is the landing, three bedrooms with the master rear having open views and a spacious bathroom with roll top bath. Externally the property has off road parking to the front along with a small front garden. To the side is a driveway which provides additional off road parking and leads to an outbuilding which was originally built as a garage. A generous patio makes an ideal alfresco dining area which in turn has a sloping path leading down the landscaped garden which has a grow your own area towards the bottom.

GENERAL REMARKS

TENURE

This property is Freehold.

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.

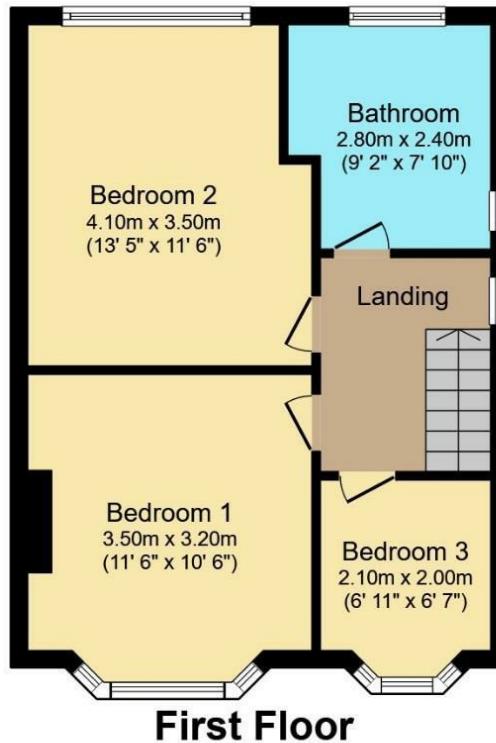
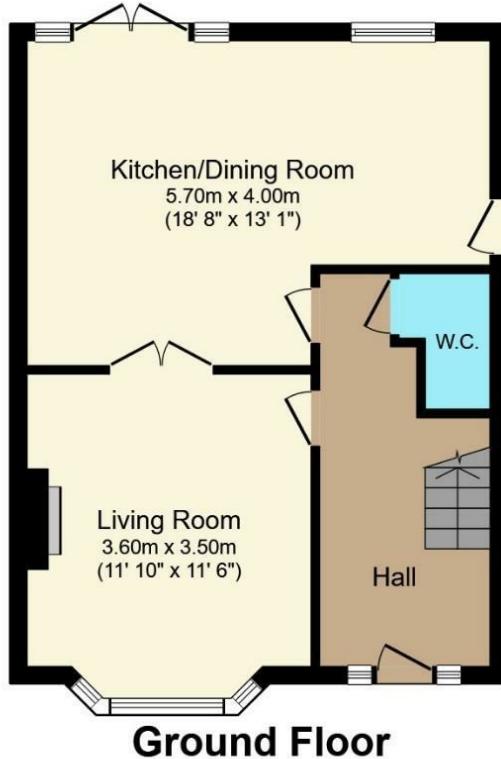
MORTGAGE FACILITIES

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.







Total floor area 89.6 sq.m. (965 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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Viewing

Please contact our Hunters Sheffield - Woodseats Office on 0114 258 0111 if you wish to arrange a viewing appointment for this property or require further information.

764 Chesterfield Road, Woodseats, S8 0SE

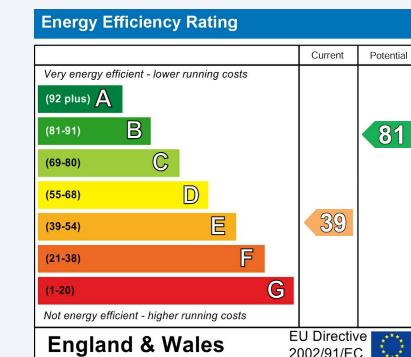
Tel: 0114 258 0111 Email:

sheffieldwoodseats@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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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