



HUNTERS[®]
HERE TO GET *you* THERE

309 Albert Road, Meersbrook, Sheffield, S8 9QZ

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Asking Price £240,000

Welcome to this charming semi-detached house on Albert Road, Sheffield. This delightful property boasts a tasteful decor throughout, offering a warm and inviting atmosphere.

Upon entering, you are greeted by an entrance lobby with stairs to the first floor and the living room, perfect for entertaining guests or relaxing with your loved ones. The dining kitchen provides a lovely space to enjoy meals together, creating a homely feel.

With three bedrooms, there is ample space for a growing family or for those in need of a home office or guest room. The modern bathroom ensures convenience for all residents.

Step outside to discover the beautifully landscaped garden, complete with a decked seating area. This outdoor space is ideal for hosting summer barbecues or simply unwinding after a long day.

Parking is made easy with off-road parking available for one vehicle, providing convenience for homeowners.

Don't miss the opportunity to make this 1930s gem your new home. Contact us today to arrange a viewing and experience the charm of Albert Road for yourself!

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 Years From 25 March 1930 at a ground rent of £** per annum.

RATING ASSESSMENT

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

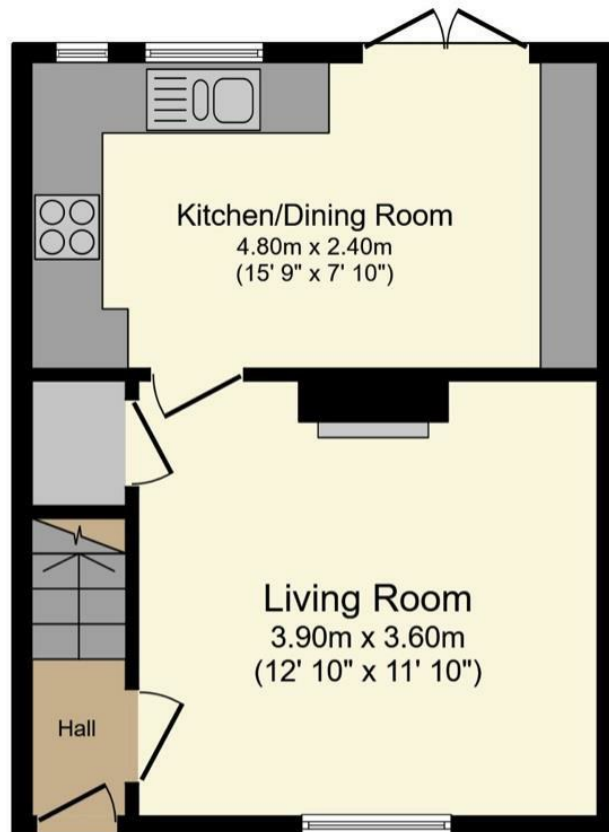
VACANT POSSESSION

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

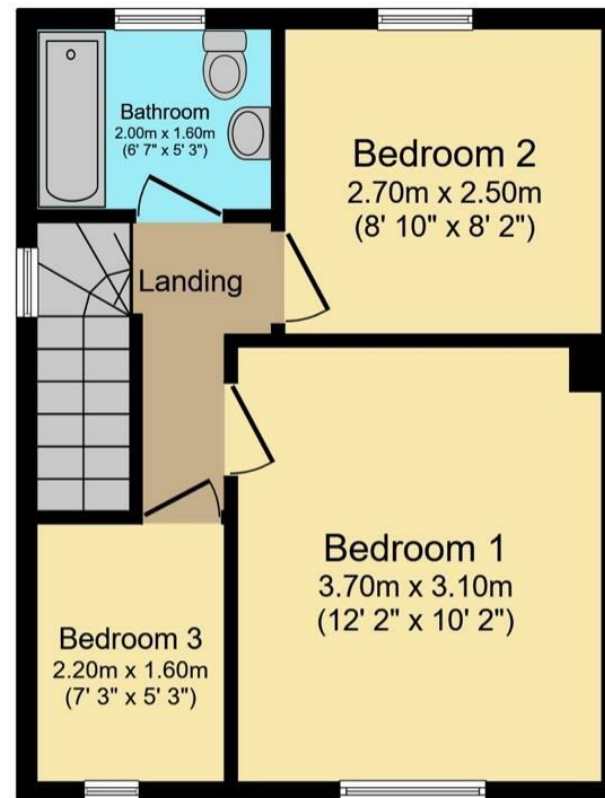
MORTGAGE FACILITIES

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.

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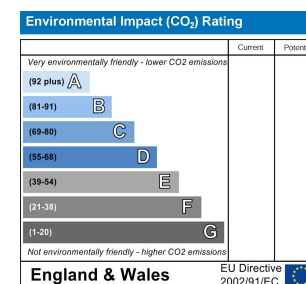
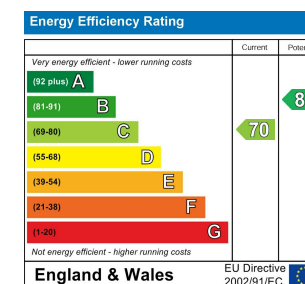
Ground Floor
Floor area 30.7 m² (331 sq.ft.) approx



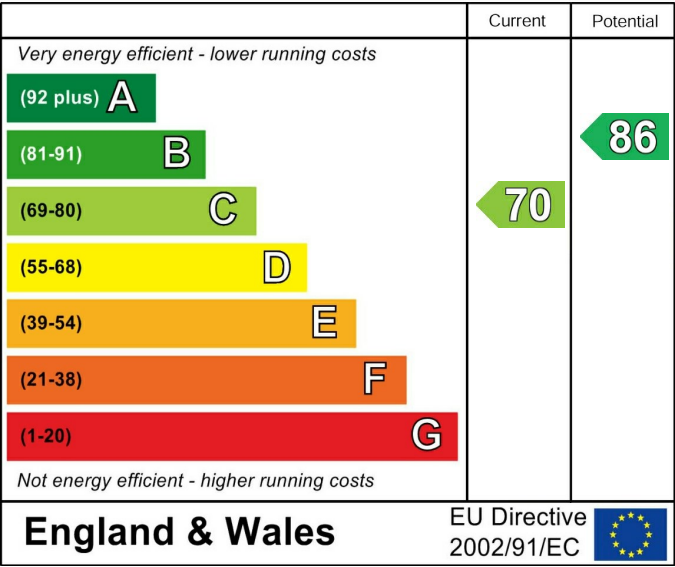
First Floor
Floor area 30.7 m² (331 sq.ft.) approx

Total floor area 61.5 m² (662 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 Rating



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.









