



## Lowedges Road, Sheffield

- THREE BEDROOM SEMI-DETACHED
- HARD STANDING
- GAS CENTRAL HEATING SYSTEM
- DUAL ASPECT LIVING ROOM AND KITCHEN DINING ROOM
- GENEROUS PLOT SIZE
- PLANS FOR GROUND FLOOR EXTENSION (PERMISSION EXPIRED)
- UPVC DOUBLE GLAZING
- ENERGY EFFICIENCY RATING C

**Asking Price £130,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Lowedges Road, Sheffield

## DESCRIPTION

Hunters Woodseats are pleased to market this three bedroom end town house situated set back from the road. The property which is available with no onward chain briefly comprises; entrance lobby having stairs to the first floor, a living room with front and rear windows. There is an open plan dining kitchen with matching wall and base units. To the first floor is the landing, three bedrooms and bathroom. Externally the property has off road parking to the front with a path leading up through an area laid to lawn. To the rear is larger than average garden with lower level having steps up to a higher level. The current vendor has had planning permission previously for a rear ground floor extension.

## 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 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.

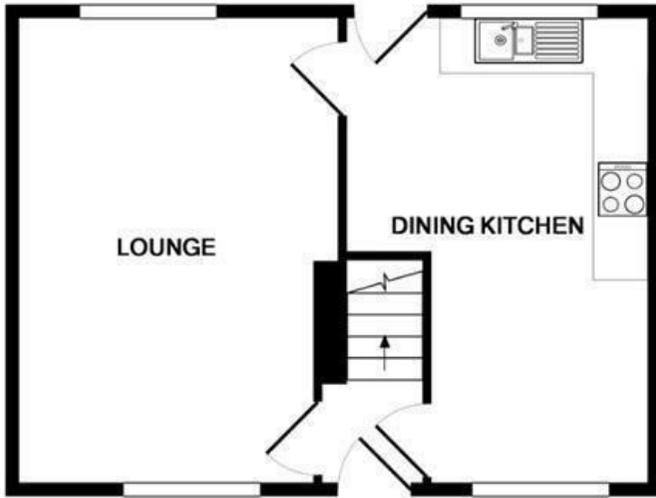
### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

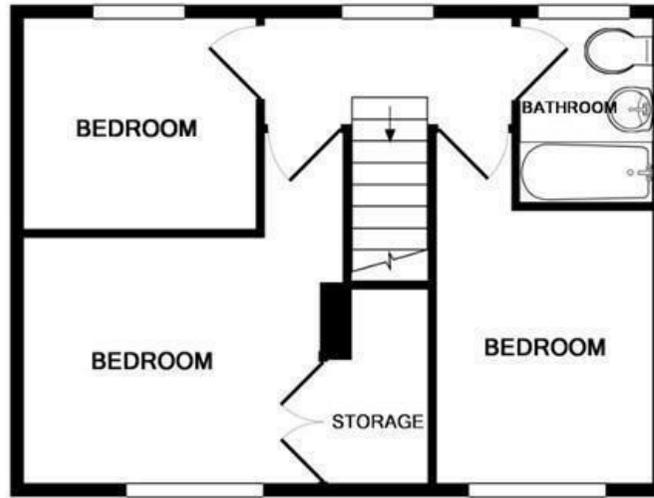
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**







GROUND FLOOR  
APPROX. FLOOR  
AREA 393 SQ.FT.  
(36.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 395 SQ.FT.  
(36.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 788 SQ.FT. (73.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

### 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 www.hunters.com

