



Lowedges Crescent, Sheffield

- THREE BEDROOM TOWNHOUSE
- SPACIOUS LOUNGE
- LOW MAINTENANCE REAR GARDEN
- EPC RATING D
- MODERN DINING KITCHEN
- TILED MODERN BATHROOM
- GREAT LOCATION

Asking Price £150,000

HUNTERS®
HERE TO GET *you* THERE

Lowedges Crescent, Sheffield

DESCRIPTION

Hunters Woodseats are delighted to offer this well presented three bedroom townhouse, situated at the end of a cul-de-sac with parking zones, in the very popular area of Lowedges, having excellent local amenities and close to open countryside. The property has been well maintained with a modern look and benefits from gas central heating and double glazing. The accommodation briefly comprises:- Entrance door which leads to the modern fitted kitchen with pantry area and a door leading to the garden. The range of kitchen cabinets incorporates a built in oven, gas hob and extractor above. Space and plumbing for washing machine and fridge freezer. Lounge with feature fireplace and windows to both aspects with patio doors opening on to the rear garden. Stairs from the lounge rise to the first floor, having master bedroom to the rear, further double bedroom and third bedroom currently used as an office. The bathroom is modern comprising a P shaped bath with shower over, wall mounted wash basin and low flush wc. Ceramic brick sized tiles to the walls. Outside there is a fore garden with access on to the adjacent park area. The private garden to the rear has a decked area, artificial grass and patio seating area, making it an ideal space for alfresco dining and outside entertaining.

GENERAL REMARKS

TENURE

The property is Freehold

RATING ASSESSMENT

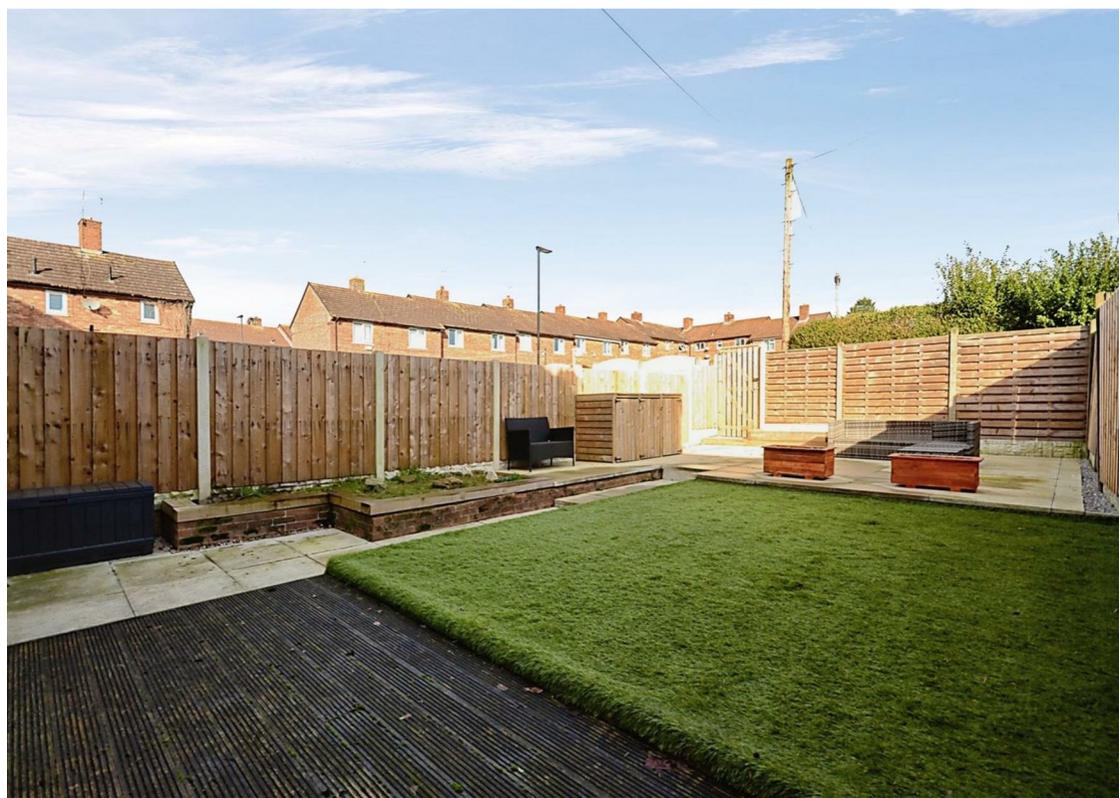
We are advised by the Local Authority that the property is assessed for Council Tax Band A.

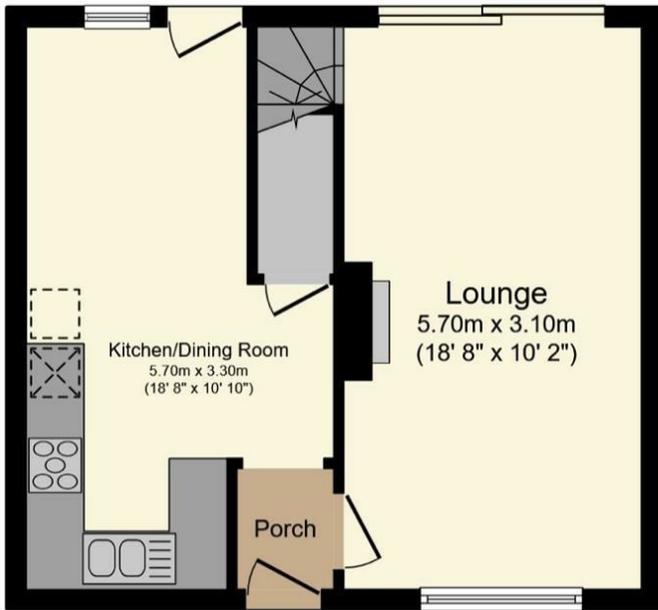
MORTGAGE FACILITIES

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

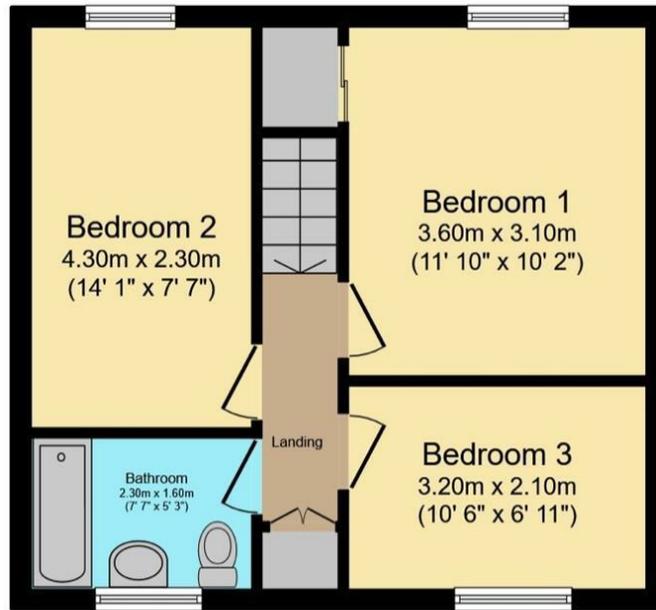
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.







Ground Floor



First Floor

Total floor area 74.2 sq.m. (799 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="border: 1px solid black; padding: 5px; display: inline-block;">86</div>
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.

