



31 Marston Road, Crookes, Sheffield

- MID TERRACED PROPERTY
- NO ONWARD CHAIN
- REAR GARDEN
- EPC RATING
- TWO BEDROOMS
- POPULAR RESIDENTIAL AREA
- GREAT INVESTMENT OPPURTUNITY
- COUNCIL TAX BAND A

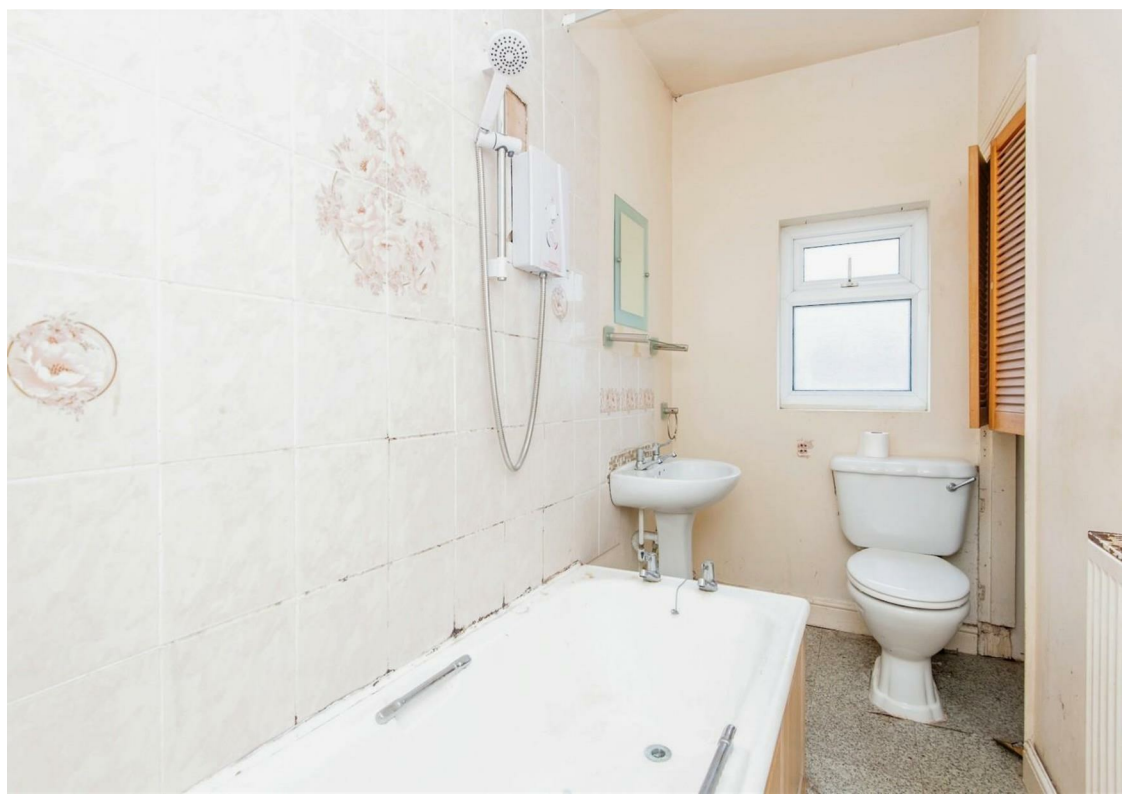
Offers Over £185,000

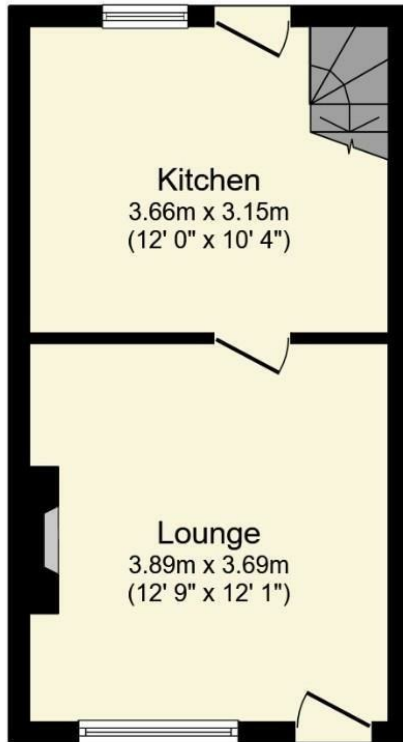
HUNTERS[®]
HERE TO GET *you* THERE

Hunters are able to offer this two bedroom mid terrace property available with NO ONWARD CHAIN situated in this ever popular residential area of Crookes with the benefit of gas central heating and double glazing.

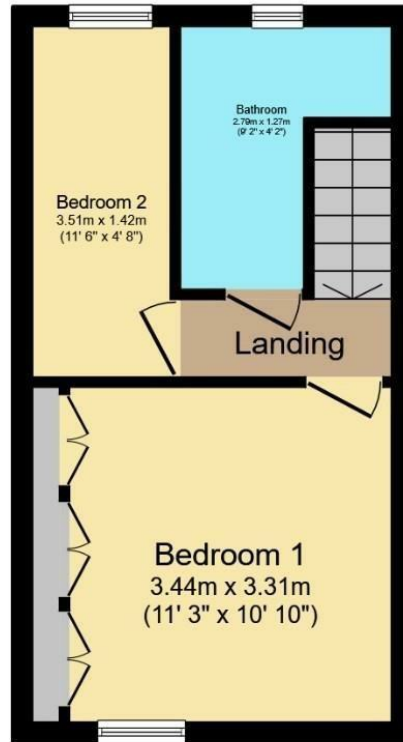
The accommodation comprises:- Lounge with feature fire surround to the chimney breast and cupboard to the alcove housing the utility meters. Laminated flooring. Dining kitchen with a range of wall and base units and wooden work surfaces housing the circular sink and mixer tap. First floor has front facing double bedroom with built in wardrobes to one wall. Single bedroom to the rear and bathroom having panelled bath, wc and wash basin. To the outside is a front fore garden, at the rear is a paved garden.







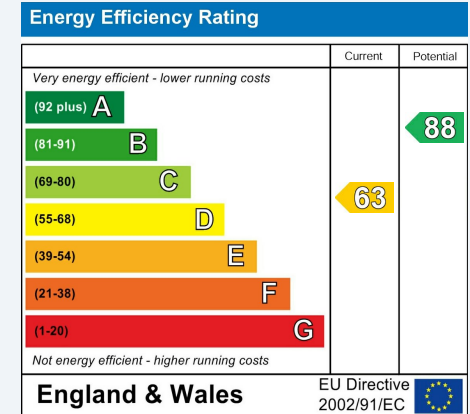
Ground Floor



First Floor

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

Total floor area 52.7 sq.m. (567 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 - Crookes Office on 0114 266 6626 if you wish to arrange a viewing appointment for this property or require further information.



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