



HUNTERS[®]
HERE TO GET *you* THERE

23 Ashberry Gardens, Upperthorpe, Sheffield, S6 3GX

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£220,000

Welcome to Ashberry Gardens in Sheffield, which has new composite front and rear doors, majority replaced upvc double glazing and radiators helping the properties efficiency! This charming terraced house, built between 1970-1979 is available with no onward chain and boasts a delightful setting with a lovely front and rear garden. As you step inside, you'll be greeted by an entrance hall with cloakroom/w.c. along with a front living room perfect for relaxing with friends or family.

This property offers three generously sized double bedrooms, providing ample space for a growing family or those in need of a home office. The open plan dining kitchen is ideal for hosting dinner parties or enjoying casual family meals, the wall mounted gas fired combination boiler is located here and still benefits from the remainder of its warranty. Additionally, the separate utility room adds a touch of convenience to your daily chores.

The modern four-piece bathroom is a luxurious retreat where you can unwind after a long day. Imagine soaking in a relaxing bath or enjoying a refreshing shower in this stylish space.

Whether you're looking to enjoy a cup of tea in the peaceful front garden or host a barbecue in the rear garden, this house offers the perfect outdoor spaces for your enjoyment.

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.

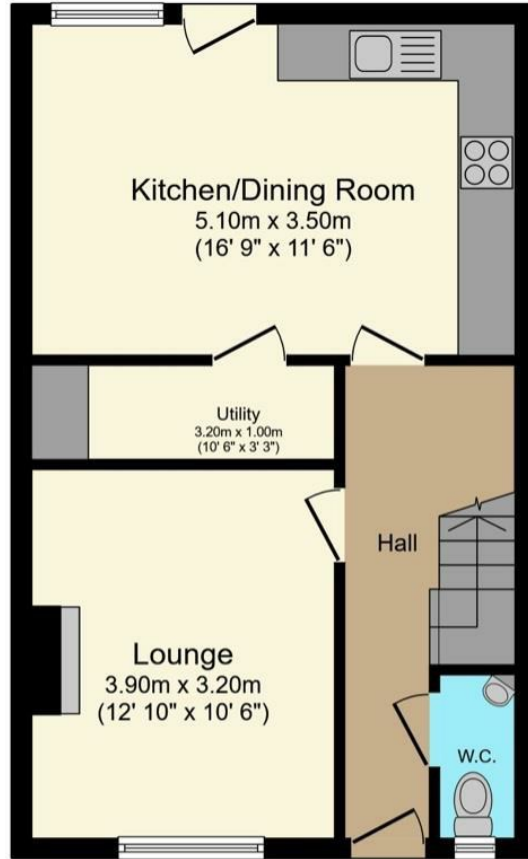
VACANT POSSESSION

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

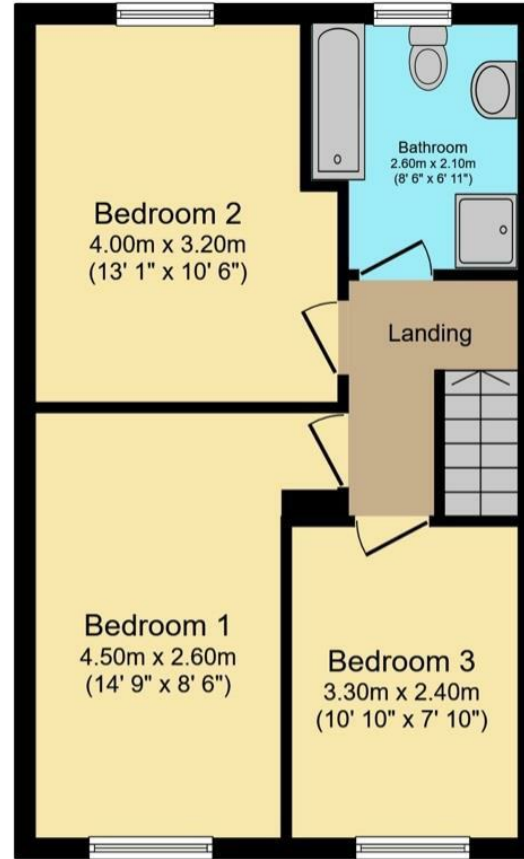
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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Ground Floor

Floor area 43.9 m² (472 sq.ft.) approx

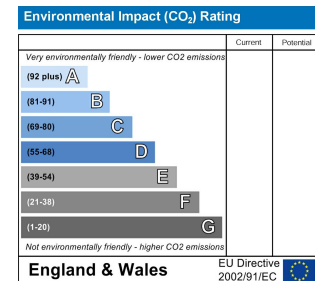
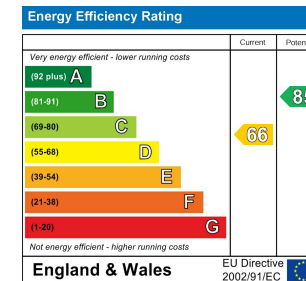


First Floor


Floor area 43.9 m² (472 sq.ft.) approx

Total floor area 87.7 m² (944 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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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. 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.



