



HUNTERS[®]

HERE TO GET *you* THERE

152 The Circle, Sheffield, S2 1QJ

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£180,000

This newly built semi-detached house is a true gem waiting to be discovered. Boasting a rear reception room overlooking the superb garden, two generously sized bedrooms, and a modern bathroom, this property offers the perfect blend of comfort and style.

As you step inside, you'll be greeted by the inviting open-plan dining kitchen, ideal for hosting family gatherings or intimate dinners with friends. The ground floor cloakroom/W.C. adds a touch of convenience to this lovely home, making everyday living a breeze.

One of the highlights of this property is the lawned and enclosed south-west facing garden, a tranquil oasis where you can unwind after a long day or enjoy a morning coffee in the fresh air. The tandem off-road parking ensures that you'll never have to worry about finding a spot for your vehicle.

With its prime location, charming features, and modern amenities, this semi-detached house offers a wonderful opportunity to create a warm and welcoming home in the heart of Sheffield. Don't miss out on the chance to make this property your own and start creating lasting memories in this inviting space.

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.

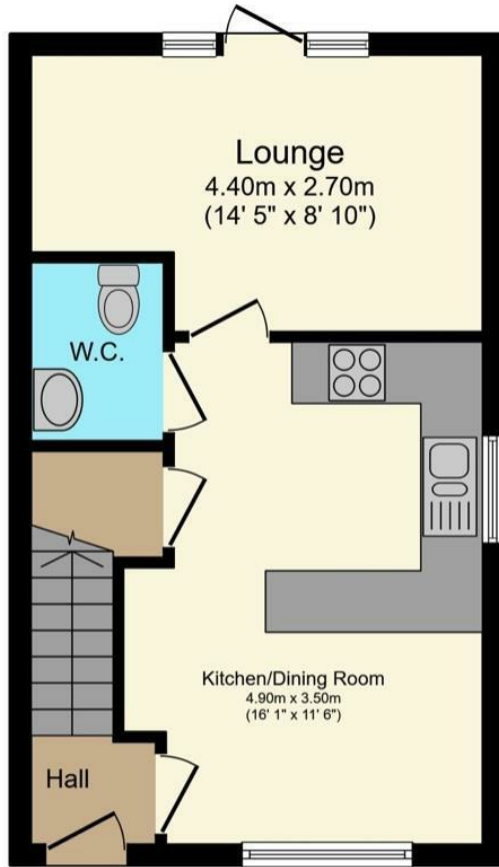
VACANT POSSESSION

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

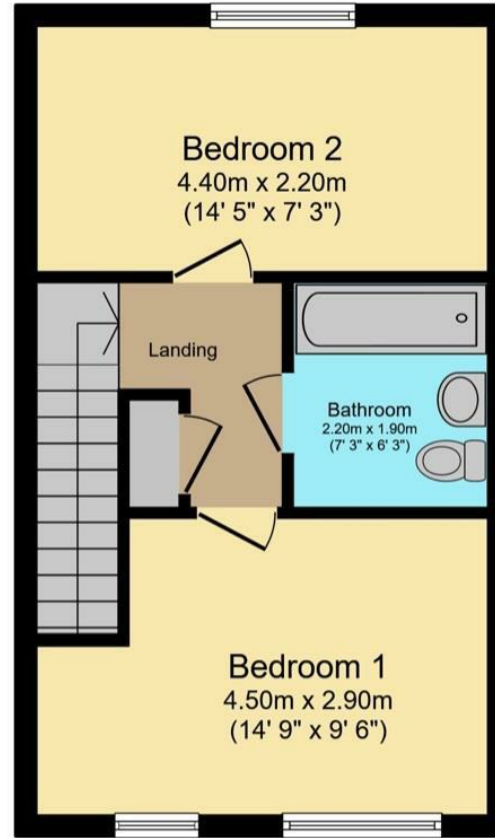
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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Ground Floor

Floor area 33.9 m² (365 sq.ft.) approx

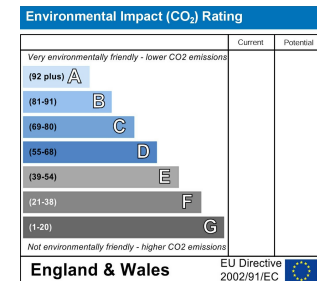
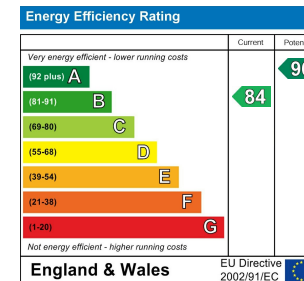


First Floor


Floor area 33.9 m² (365 sq.ft.) approx

Total floor area 67.8 m² (729 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 | | 96 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (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.





