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38 Manor Oaks Place, Manor, Sheffield, S2 5EN

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£100,000

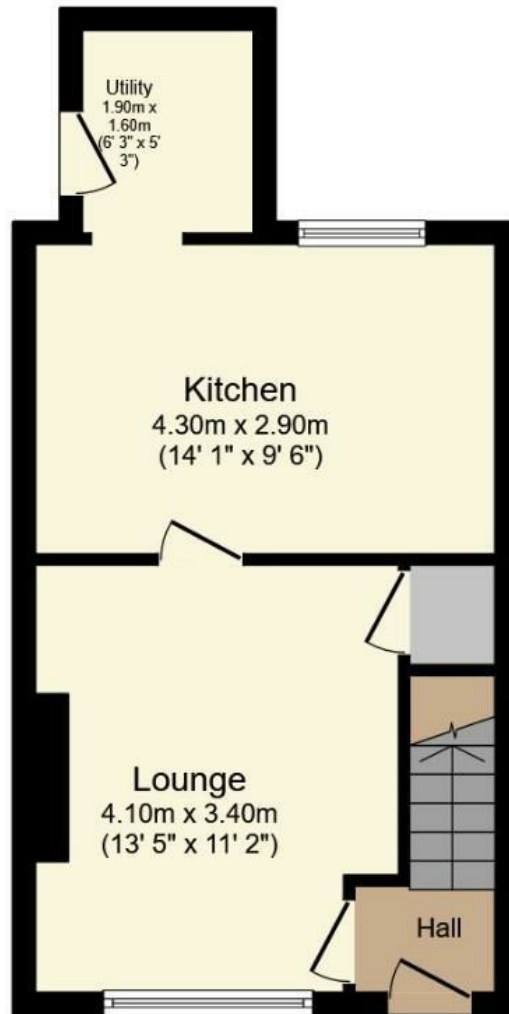
Welcome to Manor Oaks Place, Sheffield - a charming mid-terrace house that could be your next home!

This delightful property boasts a modern fitted kitchen with white units and integrated appliances, perfect for whipping up delicious meals for your loved ones. With two double bedrooms, there's plenty of space for a growing family or someone needing space to work from home.

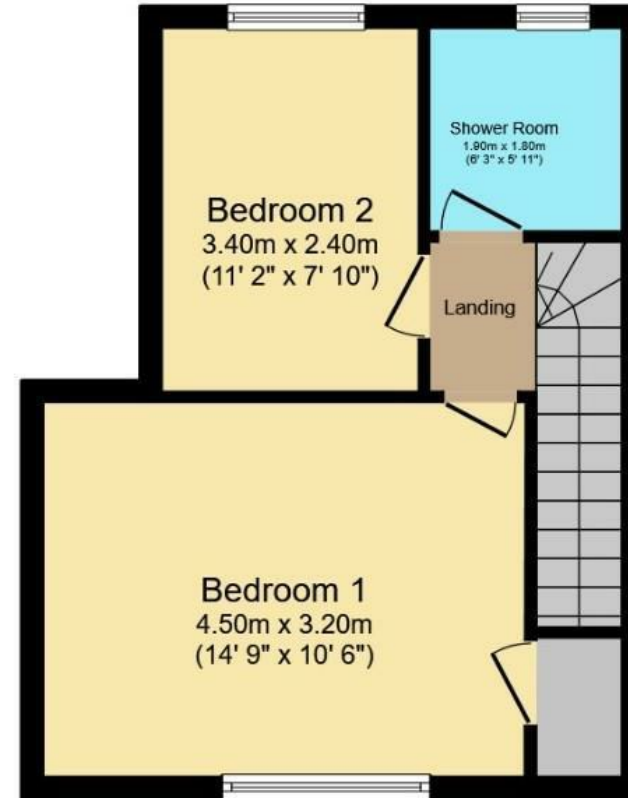
The property briefly comprises; entrance lobby with stairs to the first floor, front living room with built in cupboard with the fitted dining kitchen being to the rear providing access to a rear entrance porch/utility room.

To the first floor is the landing, two double bedrooms and shower room. Externally the landscaped garden, complete with a lovely patio and lush lawn - ideal for enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends. The freehold status of this property means you can truly make it your own without any restrictions.

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**Ground Floor**



**First Floor**

Total floor area 67.3 m<sup>2</sup> (724 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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## 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.**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.



