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18 Walker Close, Grenoside, Sheffield, S35 8SA

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Guide Price £325,000

**** GUIDE PRICE £325,000 - £335,000 ****

Welcome to this charming three-bedroom detached house located in the sought-after area of Grenoside, having NO ONWARD CHAIN. Situated in a peaceful cul-de-sac on Walker Close, this property offers a perfect blend of comfort and convenience.

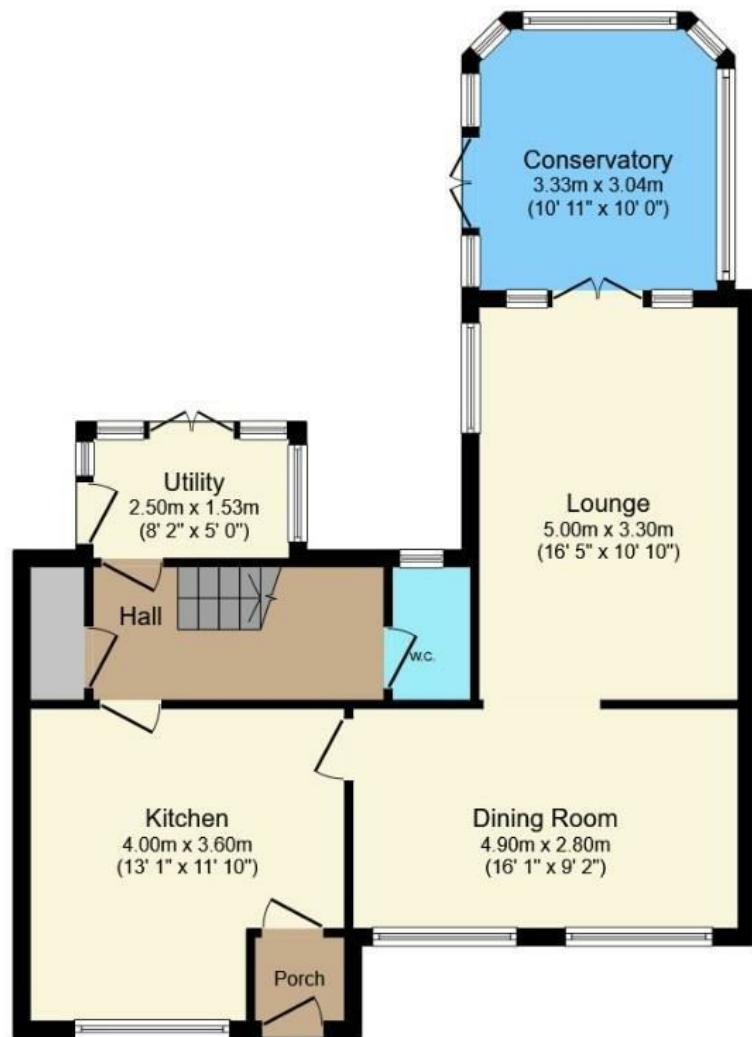
As you step into the entrance lobby, you are greeted with a well-equipped kitchen boasting modern appliances. The dining room, located to the front, provides a lovely space for family meals, while an archway leads you to the inviting lounge with access to the rear conservatory, perfect for relaxing and enjoying the natural light.

This delightful home features gas central heating and double glazing, ensuring warmth and energy efficiency. A side entrance porch/utility room leads to the hall, where you'll find stairs to the first floor. The first floor accommodates a master bedroom, a further double bedroom, and a third bedroom currently utilized as a dressing room, complete with fitted wardrobes. The bathroom offers a convenient shower over the bath for a quick refresh.

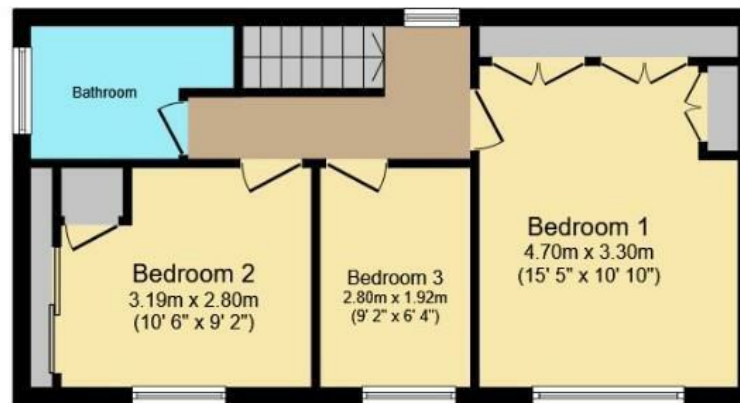
Outside, the property boasts a driveway leading to a garage, providing ample parking space. The private low-maintenance rear garden is ideal for outdoor gatherings or simply unwinding after a long day.

Don't miss the opportunity to make this house your home and enjoy the peaceful surroundings of Grenoside. Contact us today to arrange a viewing and take the first step towards owning this wonderful property on Walker Close.

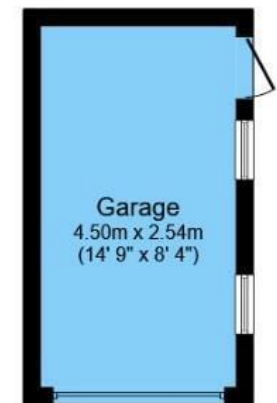
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sheffieldcrookes@hunters.com | www.hunters.com



Ground Floor



First Floor



Garage

Total floor area 124.5 sq.m. (1,340 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 long Leasehold with a term of 200 years from 5th October 1978 and ground rent of £*** per annum.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band E.

VACANT POSSESSION

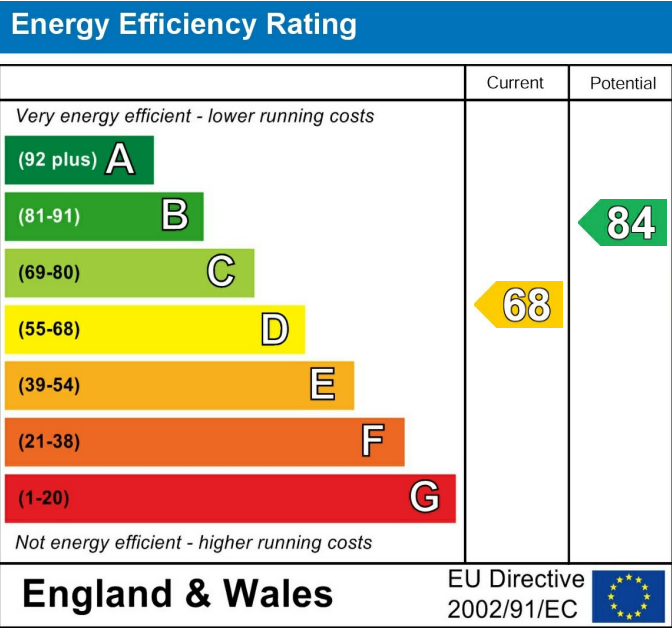
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.

ANTI-MONEY LAUNDERING CHECKS

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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.









