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54 Forres Road, Crookes, Sheffield, S10 1WE

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Guide Price £300,000

*** GUIDE PRICE £300,000 - £320,000 ***

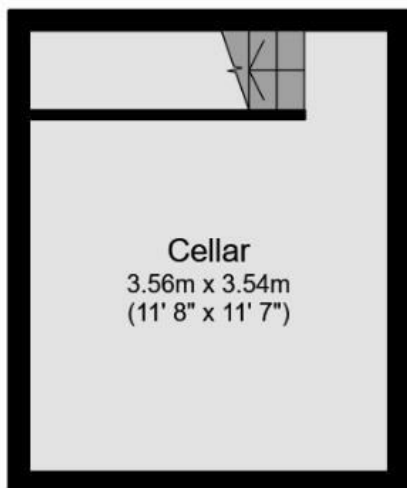
Nestled on Forres Road in the vibrant city of Sheffield, this charming terraced house presents an excellent opportunity for those seeking a delightful family home or a savvy investment. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The single reception room is open and bright, creating a welcoming atmosphere that is perfect for both relaxation and entertaining.

This well-maintained house boasts a stunning design, blending rustic elements with modern touches, which adds to its unique character. The rear garden is a lovely feature, offering a brick built outhouse, perfect for storage. The property provides the perfect outdoor space for gardening, play, or simply enjoying the fresh air. On-street parking is available, ensuring convenience for residents and visitors alike.

Situated in an upcoming area, this property is surrounded by a vibrant community, making it an ideal location for families and young professionals. With easy access to Sheffield Hospital's and Universities, this home is not only a place to live but also an opportunity to invest in a flourishing neighbourhood.

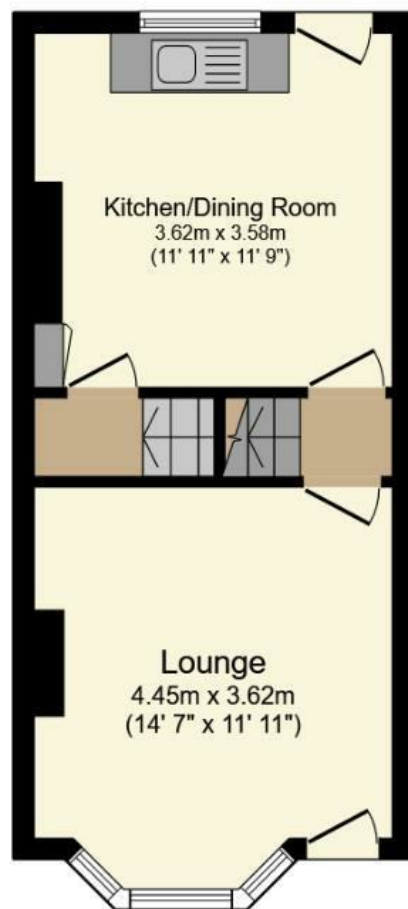
In summary, this three-bedroom terraced house on Forres Road is a great find, combining charm, space, and potential in a great part of Sheffield. Whether you are looking to settle down or invest, this property is well worth a viewing.

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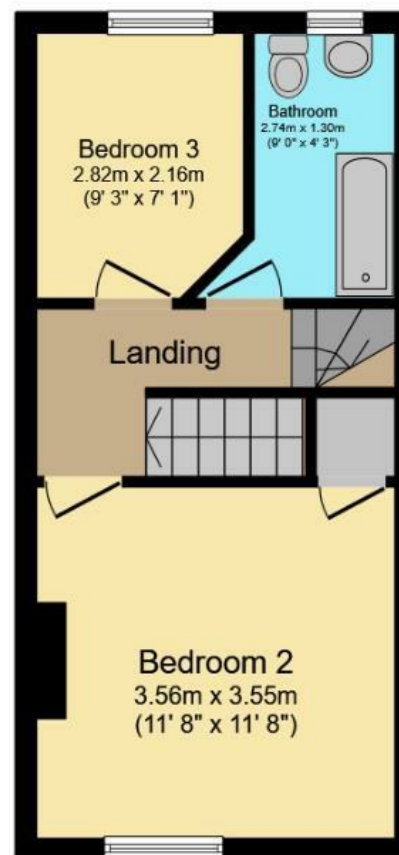
Cellar

Floor area 16.1 sq.m. (173 sq.ft.)



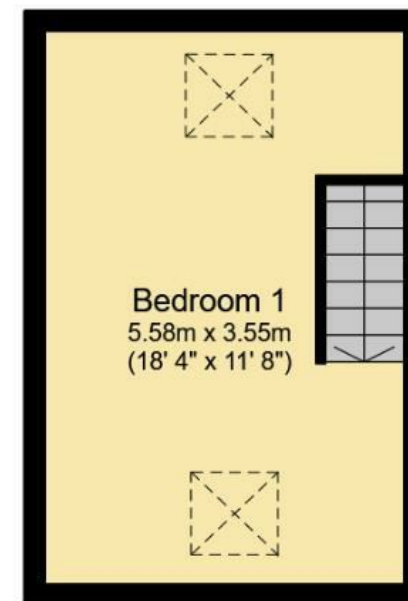
Ground Floor

Floor area 30.3 sq.m. (326 sq.ft.)



First Floor

Floor area 29.4 sq.m. (317 sq.ft.)



Second Floor

Floor area 20.2 sq.m. (217 sq.ft.)

Total floor area: 96.0 sq.m. (1,034 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

GENERAL REMARKS

TENURE

We understand the property is a Long Leasehold with a term of 800 years from 8th February 1909 and a ground rent charge of £.... per annum.

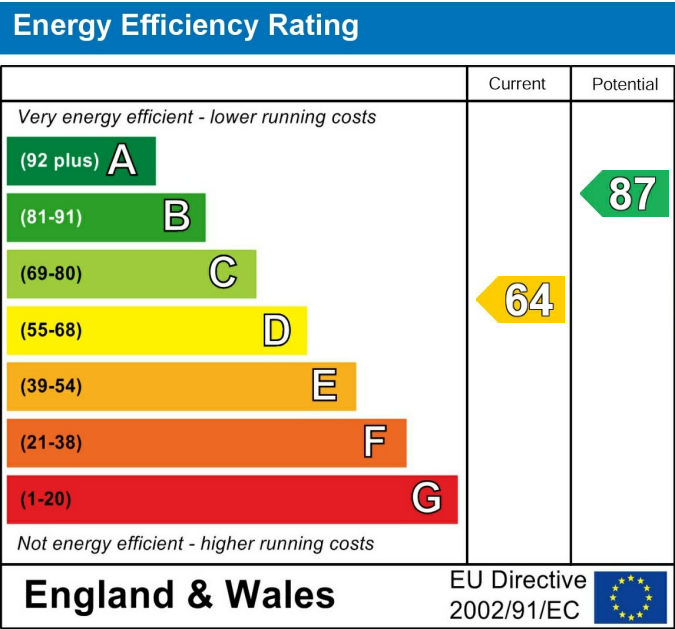
RATING ASSESSMENT

We are advised by the Local Authority that the property is assessed for Council Tax Band B.

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.



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.









