



HUNTERS[®]
HERE TO GET *you* THERE

46 Forres Avenue, Crookes, Sheffield, S10 1WG

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Asking Price £350,000

Nestled in the charming neighbourhood of Crookes, this delightful three-bedroom semi-detached house on Forres Avenue presents an excellent opportunity for families and first-time buyers alike. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed conservatory adds a touch of elegance and serves as a perfect spot to enjoy the garden views throughout the seasons.

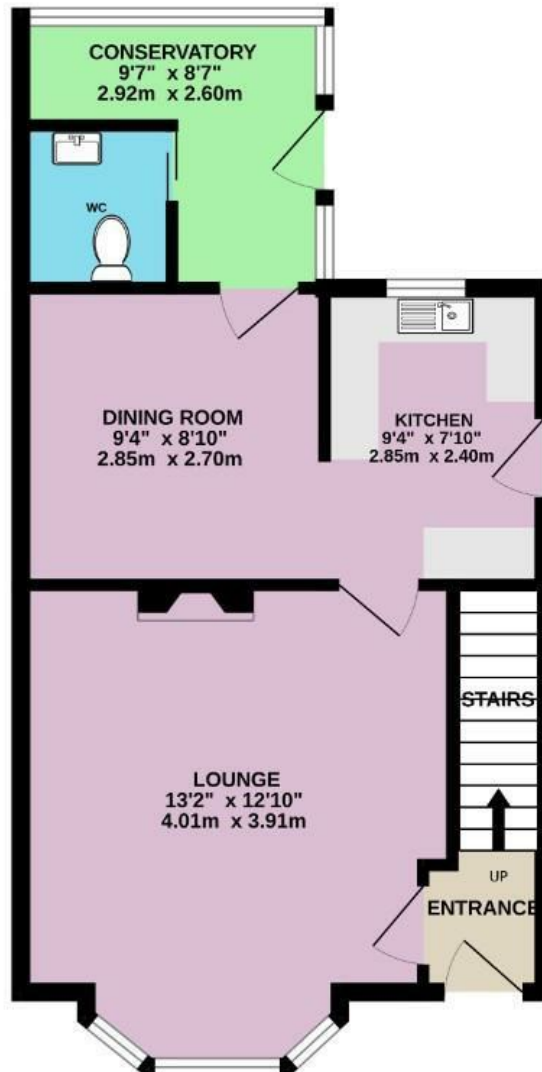
The home features three comfortable bedrooms, ideal for accommodating family members or guests. The bathroom is conveniently located, and there is an additional downstairs w/c for added convenience.

One of the standout features of this property is the private rear garden, offering a tranquil outdoor space for gardening, play, or simply unwinding after a long day. There is a double driveway at the front, securing off street parking. The absence of an onward chain ensures a smooth and efficient purchasing process, allowing you to settle into your new home without delay.

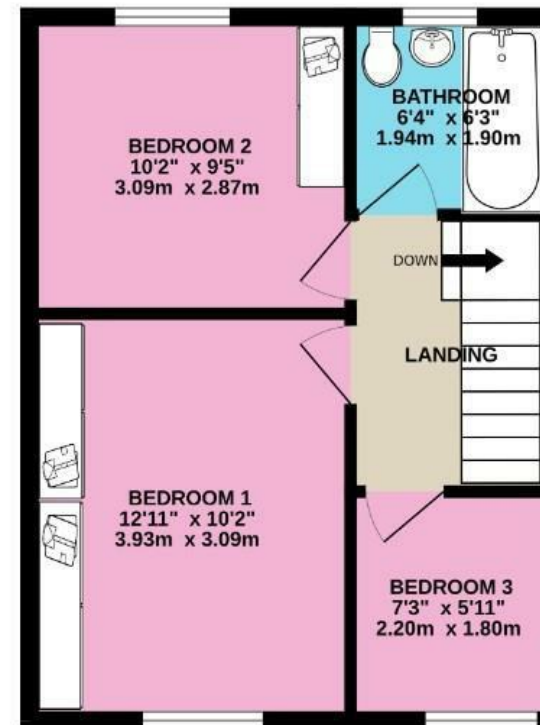
With its prime location in Crookes, you will find yourself surrounded by a vibrant community, excellent local amenities, and easy access to public transport links. This property is not just a house; it is a place where you can create lasting memories. Do not miss the chance to make this charming residence your own.

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626
sheffieldcrookes@hunters.com | www.hunters.com

GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS

TENURE

This property is a Freehold.

RATING ASSESSMENT

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

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.

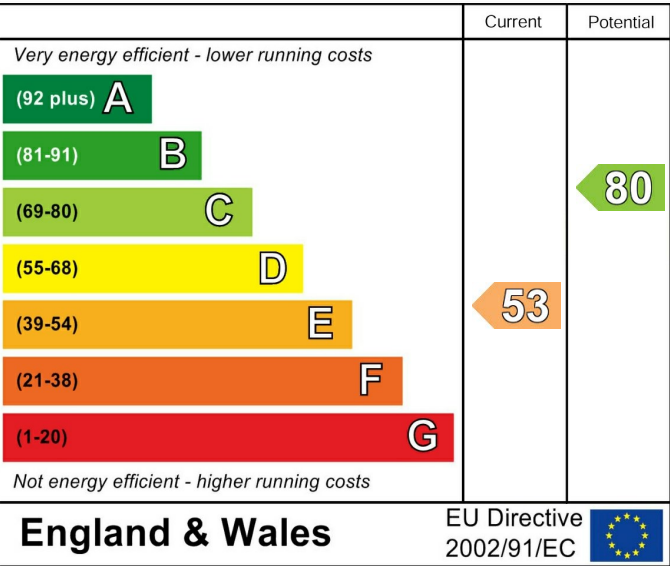
MORTGAGE FACILITIES

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.

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.

Energy Efficiency Rating



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.





