



**HUNTERS**<sup>®</sup>  
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86 Dalewood Avenue, Sheffield, S8 0EH

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£385,000

Hunters are delighted to offer for sale this two double bedroom extended detached bungalow situated in the ever popular area of Beauchief. The property which is available with no onward chain briefly comprises; Front entrance hall which leads to the bay windowed master bedroom and further double bedroom to the front of the property. A modern ground floor shower room with walk in double shower cubicle, low flush wc and vanity unit wash basin. To the rear is the fantastic open plan living area with fitted kitchen, have a range of modern wooden wall and base cabinets with built in appliances, dining area and side entrance door also rear doors open on the patio. Lounge and rear sun room with double doors opening to the private rear garden,

Externally the property has a open driveway offering off road parking for two small cars, pathway leads to the rear garden which is south facing having an idyllic garden offering space for planting with raised beds, ornamental pond, fruit trees and mature shrubs together with timber shed and patio making an ideal space for outside entertaining and alfresco dining. To the front is a walled fore garden. The property benefits from gas central heating, double glazing and solar panels.

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Total floor area 81.6 sq.m. (879 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	80
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
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(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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<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.



















