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HERE TO GET *you* THERE

64 Pearson Place, Meersbrook, Sheffield, S8 9DE

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£230,000

Welcome to Pearson Place, Sheffield - a charming mid-terrace house that exudes character and warmth. This delightful property boasts three bedrooms, perfect for a growing family or those in need of extra space.

As you step inside, you'll be greeted by a beautifully presented interior that is sure to make you feel right at home. The quality fitted dining kitchen is a true highlight, offering a space where you can cook up a storm and entertain guests with ease.

One of the standout features of this property is the enclosed decked garden area, providing a tranquil outdoor space where you can relax and unwind after a long day.

Built in the late 1890s, this house has a timeless appeal that blends seamlessly with modern comforts. With no onward chain, the opportunity to make this house your own is right at your fingertips.

Don't miss out on the chance to own this wonderful property in Pearson Place - a true gem in Sheffield's real estate market.

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 years from 29th September 1898 at a peppercorn ground rent.

RATING ASSESSMENT

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

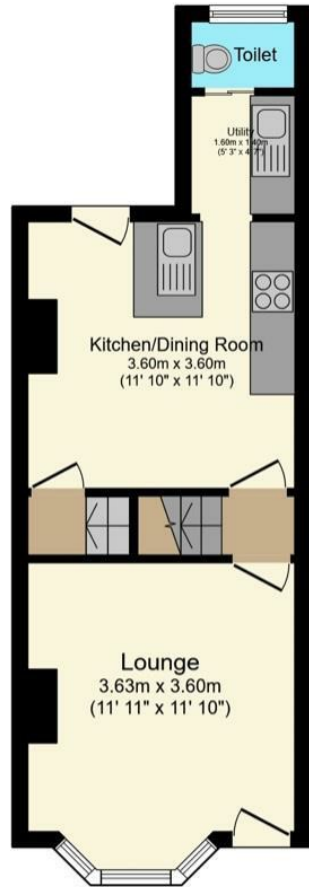
VACANT POSSESSION

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

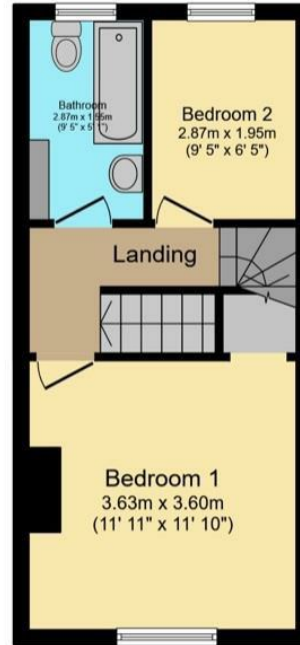
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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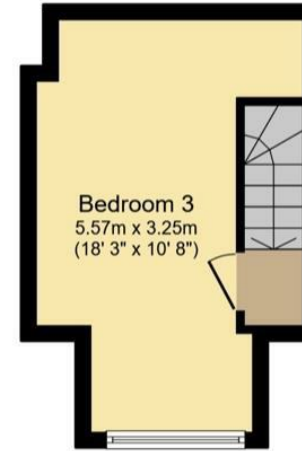
Ground Floor

Floor area 34.2 m² (368 sq.ft.) approx



First Floor

Floor area 29.6 m² (319 sq.ft.) approx

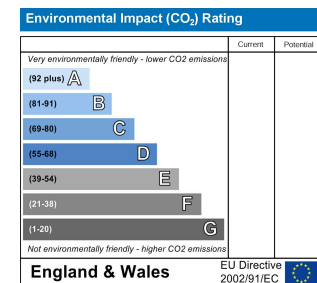
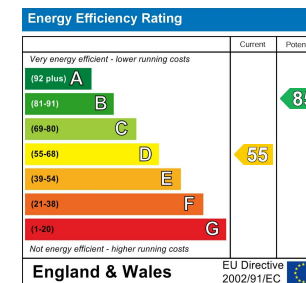


Second Floor


Floor area 17.8 m² (191 sq.ft.) approx

Total floor area 81.6 m² (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). Powered by www.focalagent.com



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.









