



HUNTERS[®]
HERE TO GET *you* THERE

49 Daresbury Road, Heeley Green, Sheffield, S2 3LN

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£190,000

Daresbury Road in Sheffield, this delightful semi-detached house is a true gem waiting to be discovered. Boasting two reception rooms, three bedrooms, and a well-appointed shower room, this property offers ample space for comfortable living.

As you step inside, you'll be greeted by an inviting entrance hall with stairs to the first floor and through to the living room, dining room and conservatory which provides a tranquil space to enjoy your morning coffee or unwind after a long day.. The modern fitted kitchen has high gloss red units and space for a range cooker.

One of the highlights of this property is its corner plot and garden, offering plenty of outdoor space for gardening enthusiasts or for children to play freely. With off-road parking and a garage complete with a pit, parking should never be an issue, and there's even the added bonus of solar PV panels on the roof, helping you save on energy bills.

Don't miss the opportunity to make this charming house your new home. With its desirable location, modern amenities, and ample space both indoors and outdoors, this property is sure to tick all the boxes for a comfortable and convenient lifestyle.

GENERAL REMARKS

TENURE

This property is Freehold.

RATING ASSESSMENT

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

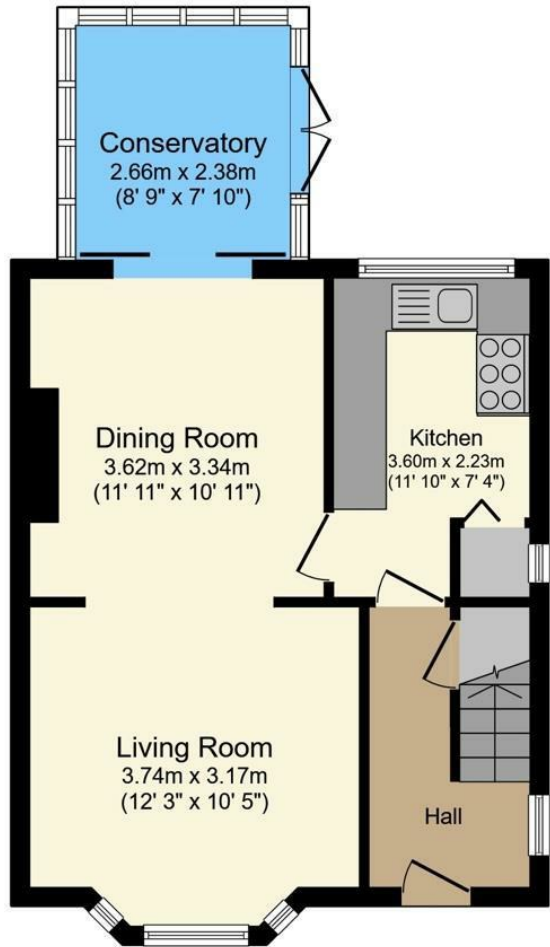
VACANT POSSESSION

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

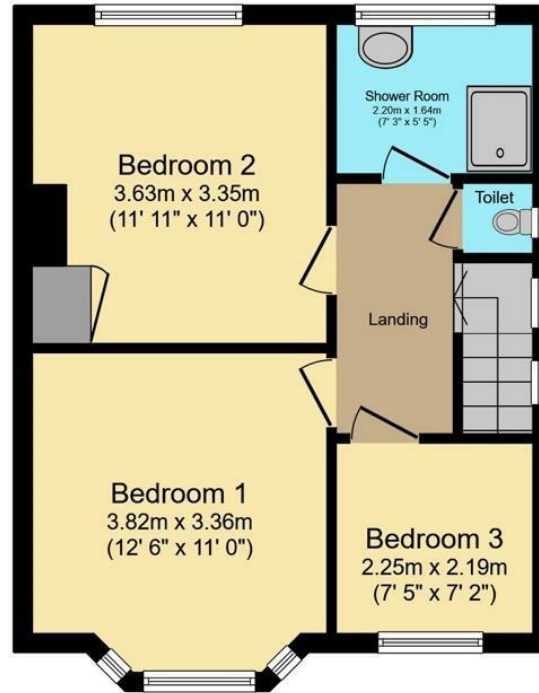
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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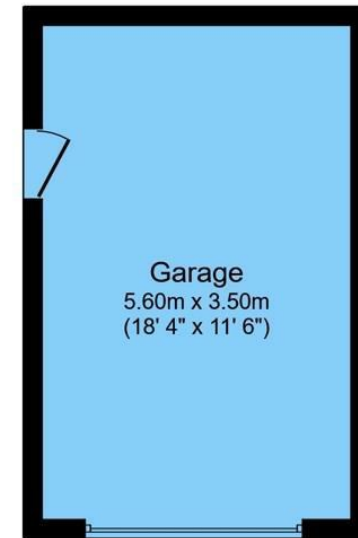
Ground Floor

Floor area 46.9 m² (505 sq.ft.) approx



First Floor

Floor area 40.0 m² (430 sq.ft.) approx



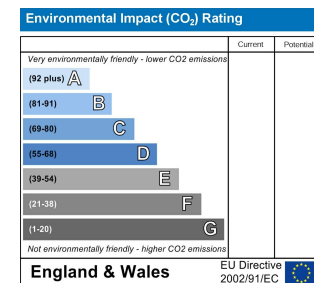
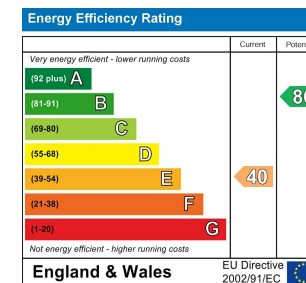
Garage

Floor area 19.6 m² (211 sq.ft.) approx


Total floor area 106.5 m² (1,147 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	40	
(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.









