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HERE TO GET *you* THERE

19 Meersbrook Avenue, Meersbrook, Sheffield, S8 9EB

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£260,000

Located in the highly sought area of Meersbrook is this larger than average three-bedroom mid-terrace house. the property offers a delightful blend of character and modern convenience being built in early 1900's the property boasts a rich history while providing ample space for contemporary living.

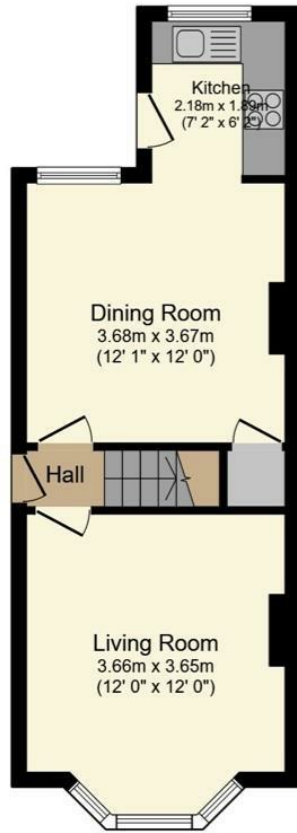
Upon entering, you are welcomed by two inviting reception rooms, perfect for both relaxation and entertaining with the second dining room providing access down to the cellar. The well-appointed off-shot kitchen enhances the functionality of the home. The property features three spacious bedrooms, with the third bedroom benefiting from a walk-in storage area, providing an abundance of space for your belongings.

The low-maintenance garden is a standout feature, complete with a charming stone patio, ideal for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, the house is equipped with solar photovoltaic panels on the roof, promoting energy efficiency and sustainability.

One of the key advantages of this property is that it comes with no onward chain, allowing for a smooth and hassle-free purchase process. Whether you are a first-time buyer or looking to invest in a family home, this property presents an excellent opportunity in a desirable location.

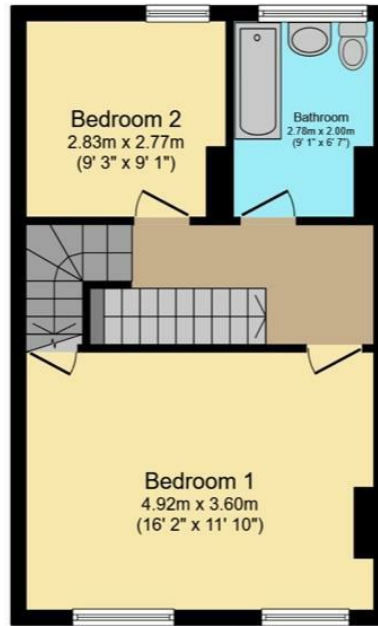
Meersbrook Avenue is well-connected, offering easy access to local amenities, parks, and schools, making it an ideal choice for families and professionals alike. Do not miss the chance to make this charming house your new home.

Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111
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Ground Floor

Floor area 35.9 m² (386 sq.ft.) approx



First Floor

Floor area 41.0 m² (441 sq.ft.) approx

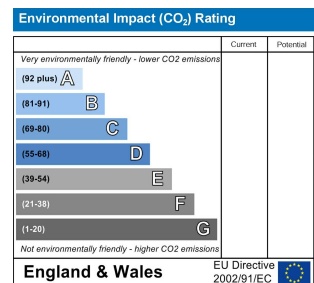
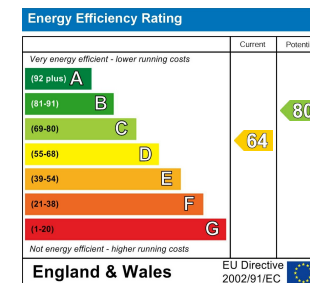


Second Floor

Floor area 23.5 m² (253 sq.ft.) approx

Total floor area 100.3 m² (1,080 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



General Remarks
GENERAL REMARKS

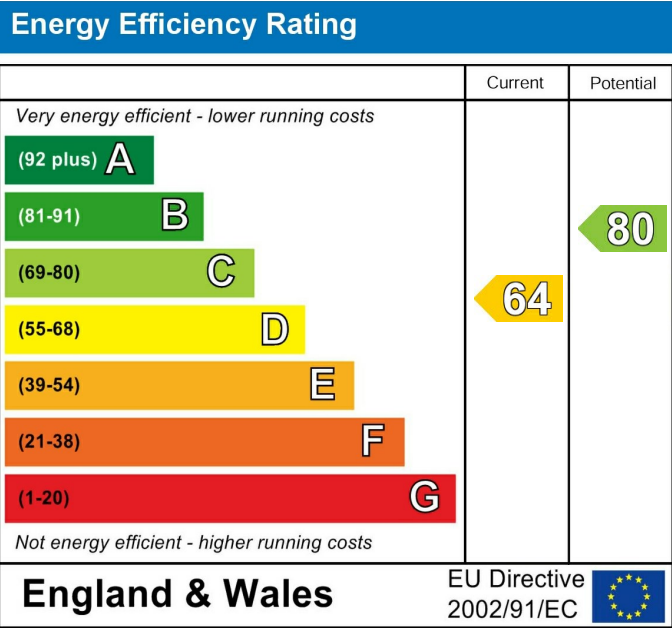
TENURE
This property is long Leasehold with a term of 800 years from 25/03/1899 at a ground rent of £3 per annum.

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.



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.









