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60 Nettleham Road, Woodseats, Sheffield, S8 8SX

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£180,000

Located on Nettleham Road in the vibrant city of Sheffield, this charming mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. The property boasts a neutrally decorated interior, providing a blank canvas for you to add your personal touch.

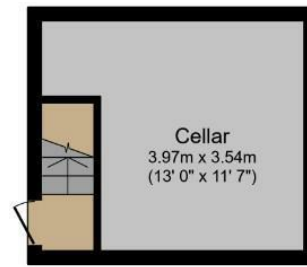
Upon entering, you will find a welcoming reception room that flows seamlessly into an open-plan dining kitchen, perfect for entertaining family and friends. The kitchen is designed for both functionality and style.

This delightful home features two spacious double bedrooms, ensuring ample space for relaxation and rest. The tiled bathroom is a standout feature, offering a serene retreat with modern fixtures and fittings.

Outside, the property benefits from an enclosed garden, predominantly laid to lawn, which is perfect for outdoor activities or simply enjoying the fresh air. A patio area at one end provides an excellent spot for al fresco dining or enjoying a morning coffee.

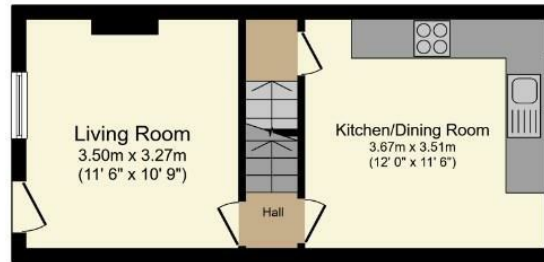
With no onward chain, this property is ready for you to move in and make it your own. Whether you are looking to settle down or invest, this mid-terrace house on Nettleham Road is a fantastic choice that combines comfort, style, and convenience in one appealing package.

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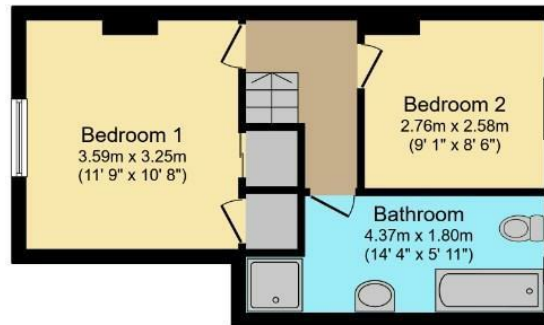
Basement

Floor area 14.0 sq.m. (151 sq.ft.) approx



Ground Floor

Floor area 27.8 sq.m. (299 sq.ft.) approx

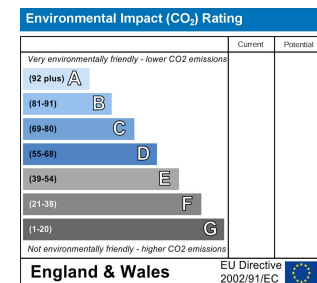
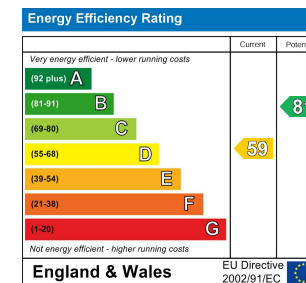


First Floor

Floor area 32.2 sq.m. (347 sq.ft.) approx

Total floor area 74.1 sq.m. (797 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.focalegent.com



General Remarks
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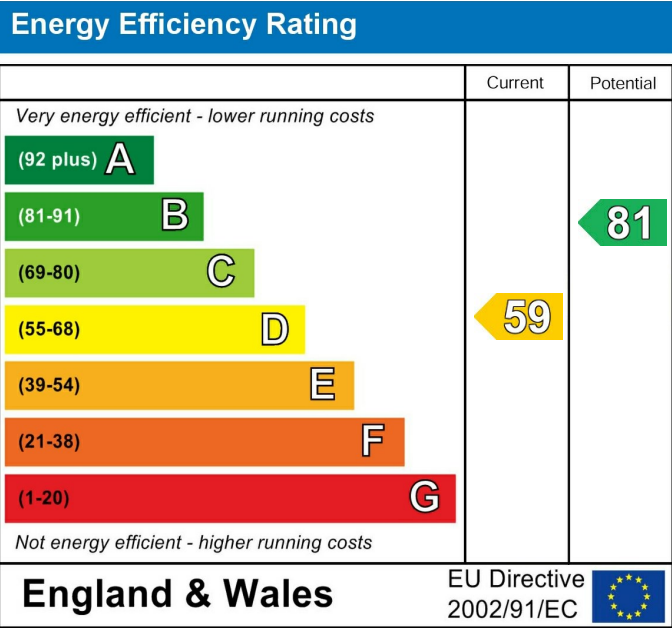
TENURE
This property is long Leasehold with a term of 800 years from 25th March 1903 at a ground rent of £1.50 per annum.

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.

