

# HUNTERS®

HERE TO GET *you* THERE

18 Wollaton Avenue, Bradway, Sheffield, S17 4LA

£300,000

Property Images





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## Property Images





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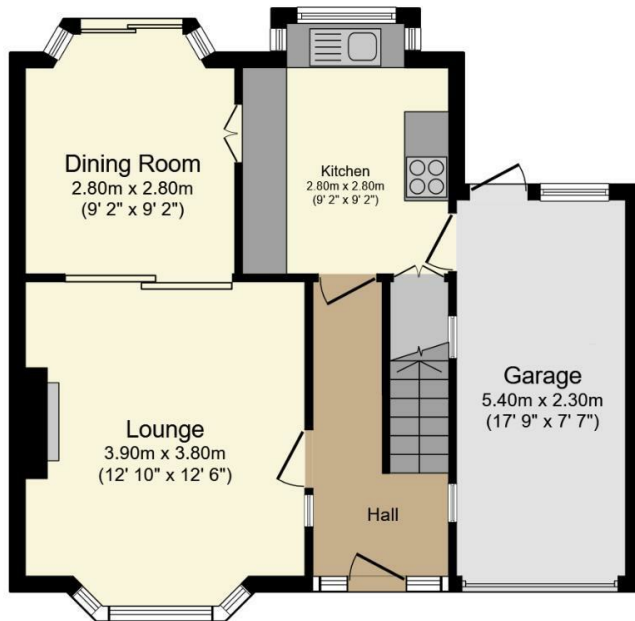
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## Property Images

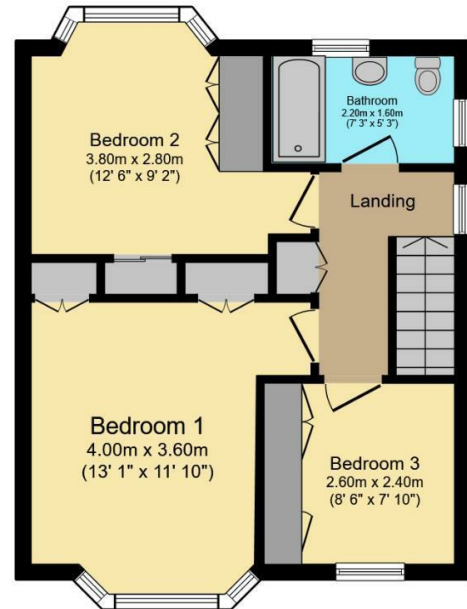


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**Ground Floor**  
Floor area 54.5 sq.m. (587 sq.ft.)



**First Floor**  
Floor area 41.3 sq.m. (444 sq.ft.)

Total floor area: 95.8 sq.m. (1,031 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

## EPC

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Nestled in the highly sought-after area of Bradway, this charming three-bedroom semi-detached house on Wollaton Avenue presents an excellent opportunity for those looking to create their dream home. The property boasts a delightful bay window, which enhances the character of the living space, and offers two generous reception rooms that provide ample room for relaxation and entertaining.

The fitted kitchen is functional and ready for your personal touch, while the three well-proportioned bedrooms ensure comfortable living for families or individuals alike. The combined bathroom and W.C. is practical, although the property does require a scheme of modernisation, allowing you to tailor it to your own tastes and preferences.

For those with vehicles, the property offers off-road parking leading to an attached garage, which adds to the convenience of this lovely home. The level and enclosed rear garden is a true highlight, featuring a patio area perfect for al fresco dining, as well as a lawn surrounded by mature bushes and shrubs, providing a peaceful retreat from the hustle and bustle of daily life.

With no onward chain, this property is ready for you to move in and start your renovation journey. Whether you are a first-time buyer, a growing family, or an investor, this semi-detached house in Bradway is a fantastic opportunity not to be missed. Embrace the potential and make this house your home.

## Features

- Three bedroom bay windowed semi detached house
- would benefit from a scheme of modernisation
- joint bathroom and w.c.
- Level and enclosed rear garden
- Garage
- Off road parking
- No onward chain
- Energy Performance Rating awaited