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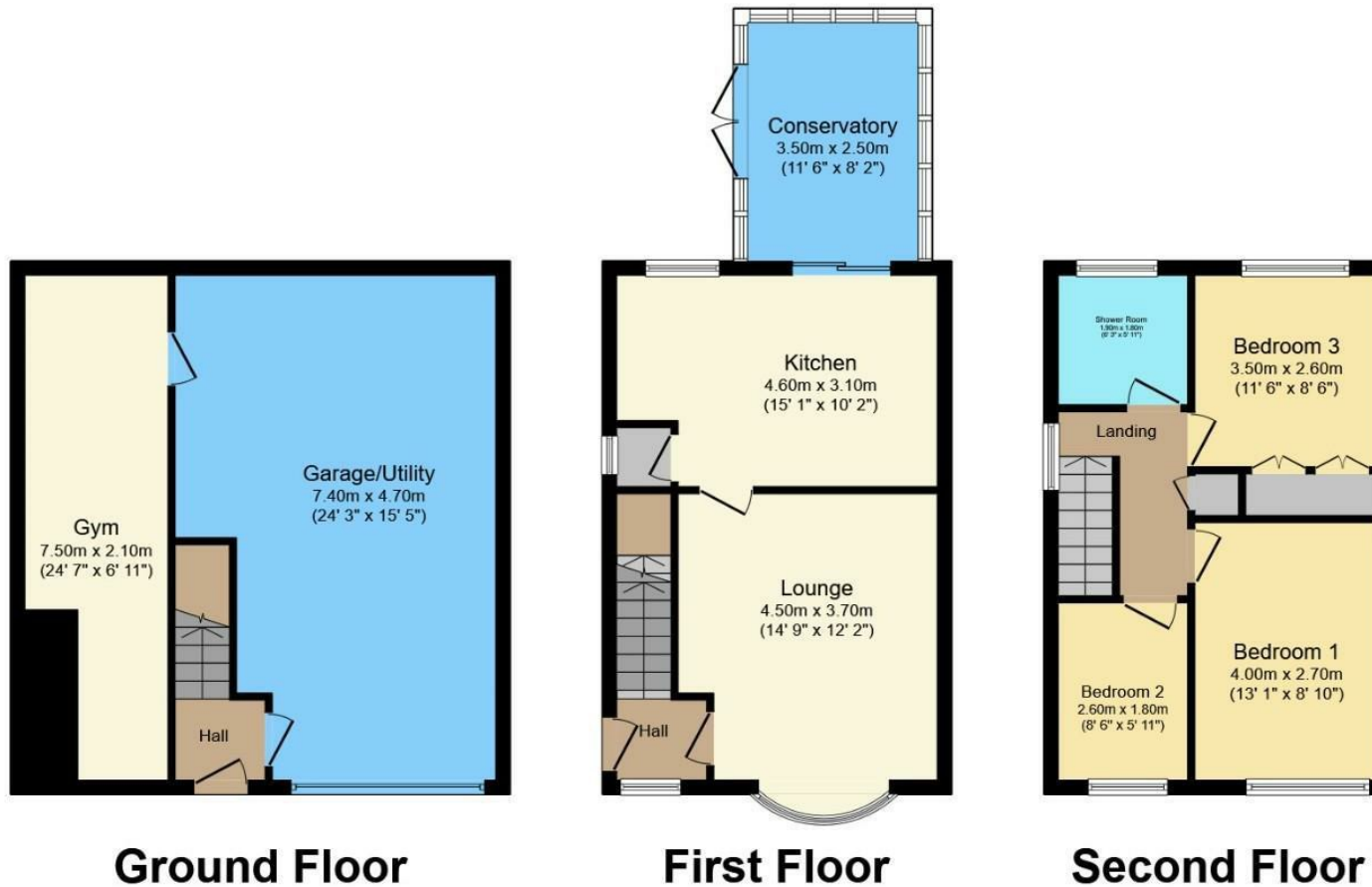
42 Alford Avenue, Oughtibridge, Sheffield, S35 0JQ

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Asking Price £295,000

Hunters Hillsborough are delighted to present an immaculate three bedroom semi detached home with accommodation over three levels, situated on a quiet cul de sac in the heart of the sought after district of Oughtibridge. With Oughtibridge primary school just a stone's throw away, viewing is highly recommended. Entry to the property via the substantial driveway, large enough for three vehicles. Entrance hallway with stairs rising to the first floor and access into the super sized garage with a utility area and further room used as a home gym. The first floor offers a kitchen with a good range of wall and base units with integrated appliances including an eye level electric oven and a microwave, dishwasher and an American fridge freezer included in the sale. Central island with an induction hob and breakfast bar, patio doors through to the conservatory used as a dining area leading out to the sun soaked garden. The lounge occupies the front of the house featuring modern decor and a curved bay window offering delightful views over the valley and beyond. Door through to the lobby with access to the side of the house and stairs to the second floor. Bedroom one is a double room enjoying the views of the valley, bedroom two is a single and further double bedroom to the rear with a range of fitted wardrobes. Modern shower room with rainfall and handheld shower, W/C and sink basin. Outside is an enviable garden with a large patio area that stretches round to the side of the house, currently housing a hot tub that is not included in the price, however, can be negotiated. Steps up to a raised patio ideal for garden furniture. Artificial lawn area and a selection of mature shrubs and trees at the rear.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com



Ground Floor

First Floor

Second Floor

Total floor area 130.7 m² (1,406 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).

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Local Area

Oughtibridge boasts excellent amenities including the local Co-op supermarket, hairdressers, takeaway and public houses. Catchment for schools include Oughtibridge Primary school which is just a short walk from Alford Avenue and Bradfield Secondary. Coronation Park offers green space and there are nature walks at the side of the River Don.

General Remarks

TENURE

This property is Leasehold with 256 years remaining at a cost of £25.00 per annum.

RATING ASSESSMENT

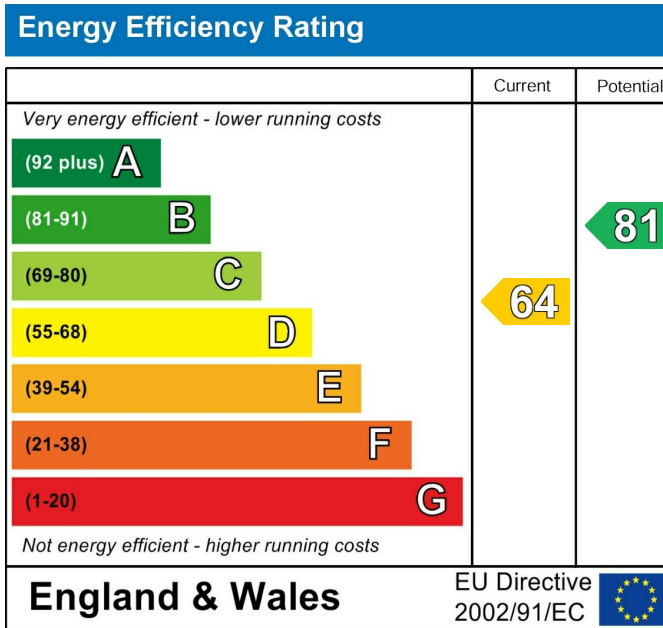
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

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.



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.



