



HUNTERS[®]
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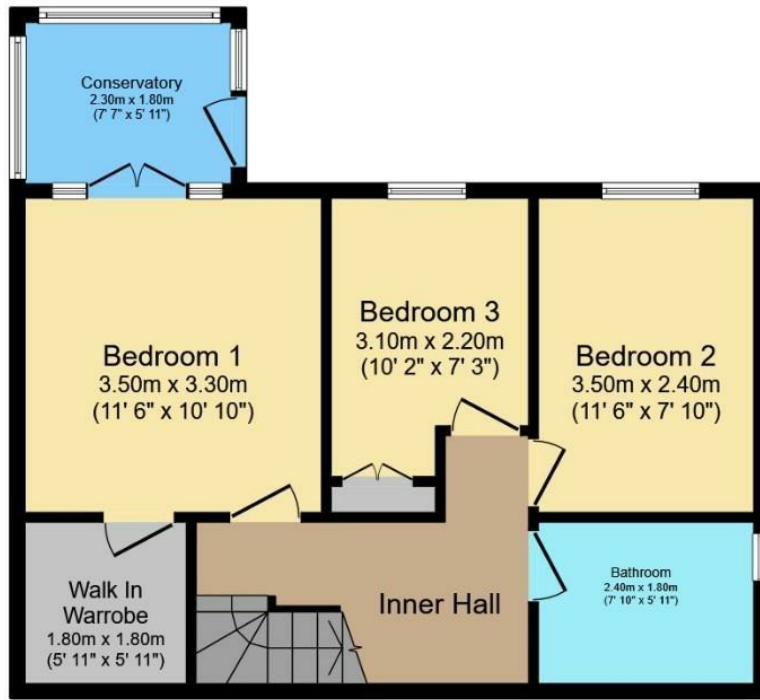
89 Baxter Drive, Sheffield, S6 1GH

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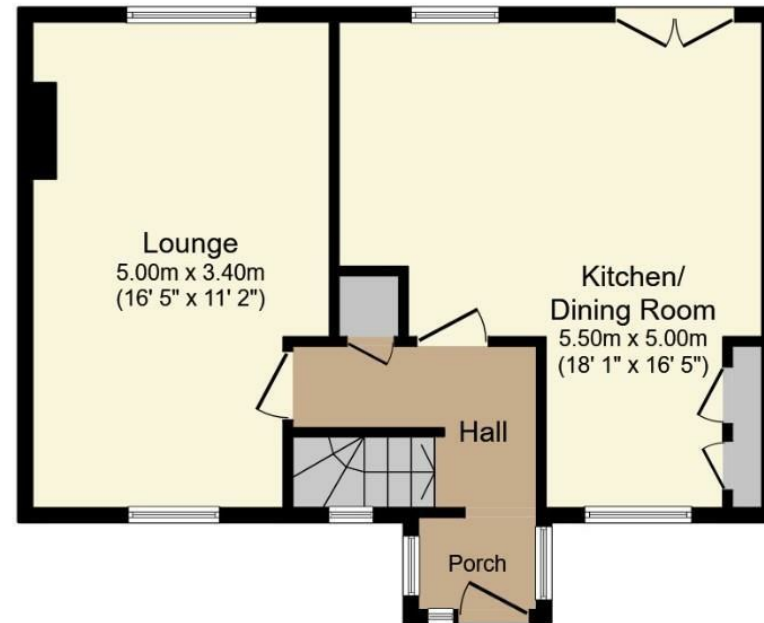
Asking Price £240,000

Hunters Hillsborough are delighted to present a three bedroom detached home with a driveway and conservatory, enjoying peaceful views of open countryside. Situated on a quiet cul de sac in Wadsley Bridge, viewing is highly recommended. The property is split over two levels with the bedrooms situated on the lower ground. Entry via the front porch, a handy space for coats and boots, leading into the hallway with stairs down to the lower level and a storage cupboard. The lounge occupies the full length of the house with dual aspect windows offering stunning views at the rear. Kitchen diner with French doors opening out to a Juliette Balcony. There's a good range of wall and base units and a kitchen island with a built in electric oven and gas hob. Space for freestanding appliances including a dishwasher, fridge freezer and a washing machine. Dining area overlooking the front of the property and a tall metre cupboard. Downstairs the master bedroom has a generous sized walk in cupboard and a door leading into the sun soaked conservatory giving access to the garden. Further double bedroom and a single, both overlooking the garden. Family bathroom with floor to ceiling tiles, bath with shower, W/C and sink basin. Outside the property has a driveway to the front and a lawn, steps lead down to a secure gate leading to the rear garden. Patio area and a lawn with a gate to the bottom of the garden having a range of mature shrubs and plants.

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



Lower Ground Floor



Ground Floor

Total floor area 93.5 m² (1,007 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

Wadsley Bridge is a popular district situated just a short walk away from Hillsborough Centre and the Sheffield Supertram Links. There's a good selection of local pubs in the area and Kilner Way retail park, Asda Supermarket and Sainsburys are just a stones throw away.

General Remarks

TENURE

This property is Freehold.

RATING ASSESSMENT

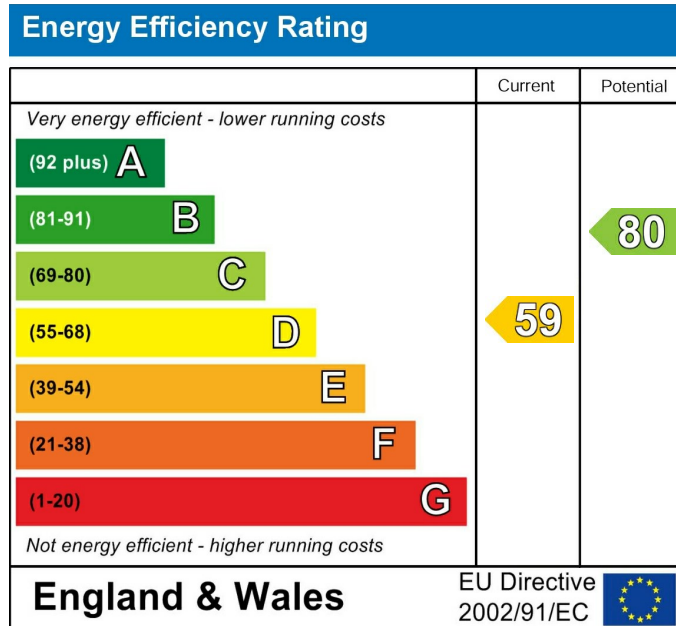
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

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.

