



HUNTERS[®]
HERE TO GET *you* THERE

25 Owlings Road, Sheffield, S6 4WR

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Asking Price £260,000

Hunters Hillsborough are delighted to present a four double bedroom semi detached home located at the end of a quiet cul de sac in the ever popular district of Wisewood. Offering off road parking for multiple vehicles and a delightful low maintenance rear garden, viewing is highly recommended. Entry to the property via the front door into the entrance hallway with access to lower ground, ground and first floor rooms. The lounge occupies the full width of the house with modern decor, dual aspect windows and bespoke blinds included in the sale. Through to the kitchen diner having a good range of wall and base units with built in appliances including an electric oven, electric hob and a freestanding fridge freezer included in the sale. There's a downstairs W/C and a utility cupboard with plumbing for a washing machine. Door out to steps leading down to the garden. Back to the entrance hallway with stairs leading down to two double bedrooms and a bathroom with floor to ceiling tiles, walk in shower, W/C and sink basin. The first floor offers two further double bedrooms and the family bathroom with bath, shower over bath, W/C and sink basin. Outside to the front of the property is a large tarmacked driveway and a gate leading down to the rear garden. Sun soaked tarmacked area with a garden shed and steps down to a substantial decking, ideal for garden furniture and summer BBQ's. Steps down to a well maintained lawn.

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Total floor area 99.9 m² (1,075 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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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 A.

VACANT POSSESSION

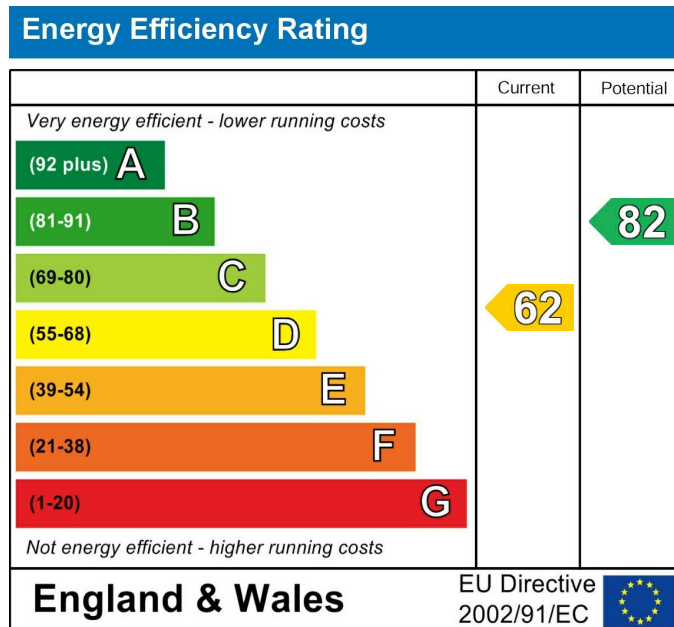
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

LOCAL AREA

Wisewood offers access to good local amenities with Asda and Wisewood local shops just a short walk away. Hillsborough and Middlewood high streets offer shops, restaurants and fantastic public transport links including the Sheffield Super Tram.



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.



