



HUNTERS[®]
HERE TO GET *you* THERE

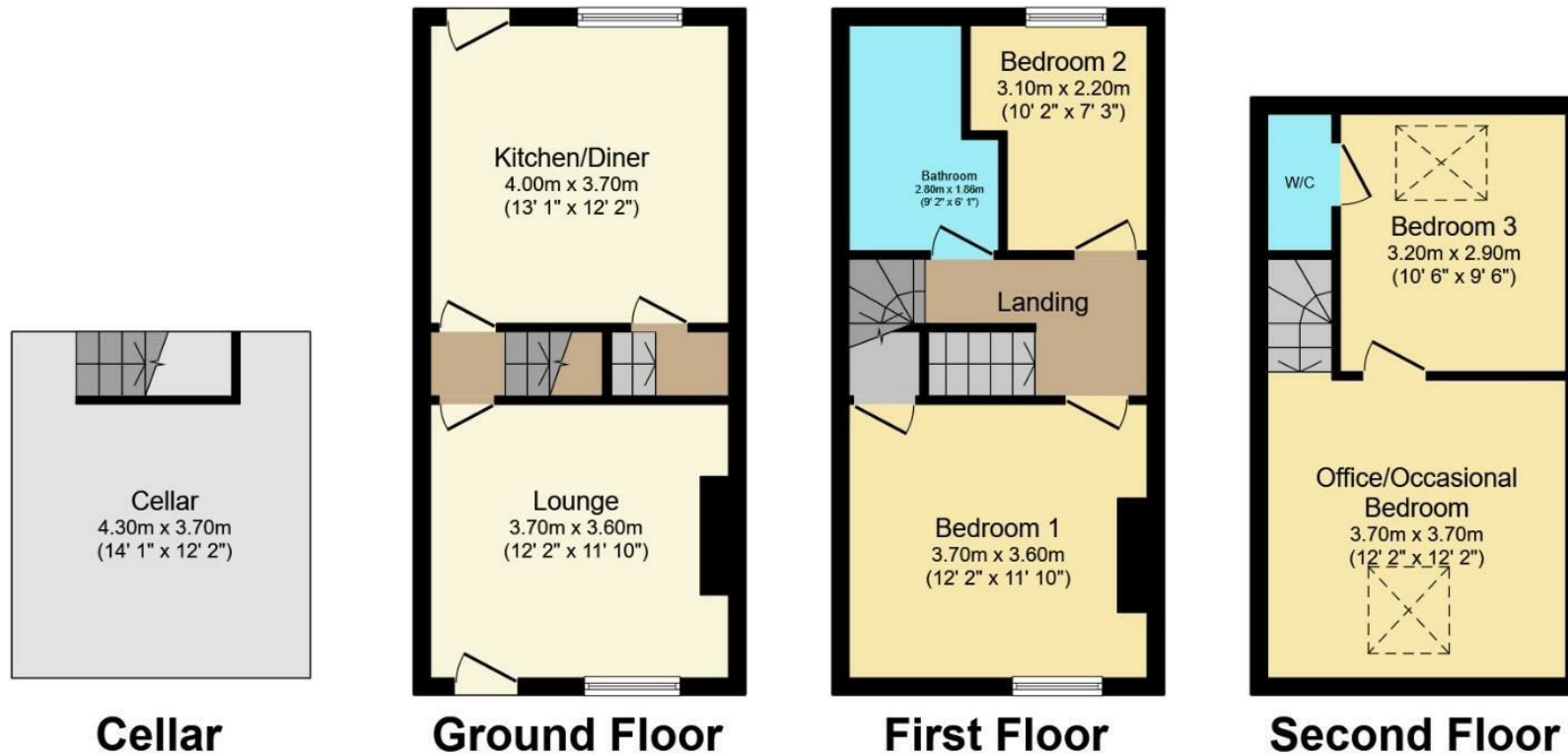
30 Cromwell Street, Sheffield, S6 3RN

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Asking Price £250,000

Hunters Hillsborough present a stone built mid terrace home retaining many original features and offering versatile living space with three bedrooms and a further occasional bedroom/office. Situated in the heart of Walkley just a short stroll to the many amenities that South Road has to offer, we highly recommend booking your viewing. Entry via the back door into the kitchen diner mixing the old with the new with original window shutters, stripped back doors and floor to ceiling built in larder unit. Newly fitted kitchen comprising white wall and base units, integrated dishwasher, Belfast style sink and space for a gas/electric oven and the washing machine. Space for a family dining table and access to the cellar head. A door leads through to the inner lobby with stairs rising to the first floor and access to the relaxing lounge. The high ceilings, double coving and feature fire surround with period built in fire stand out in the lounge along with the arched window above the front door. Built in cupboard and shelf space at either side of the chimney breast. The first floor has a double bedroom overlooking the back of the house, a good size single and the family bathroom with a white suite comprising bath, shower over bath, W/C and sink basin. Stairs rise to the second floor, a versatile room used currently as office space, ideal as an occasional bedroom with a Velux window. Door through to the third bedroom with Velux windows and an en-suite comprising W/C and washbasin. Outside the property enjoys a garden with a lawn and raised beds at the back with mature shrubs and trees.

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Total floor area 101.7 m² (1,095 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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

