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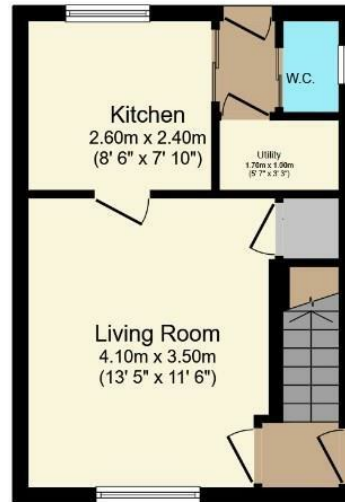
25 Halliwell Crescent, Sheffield, S5 8LX

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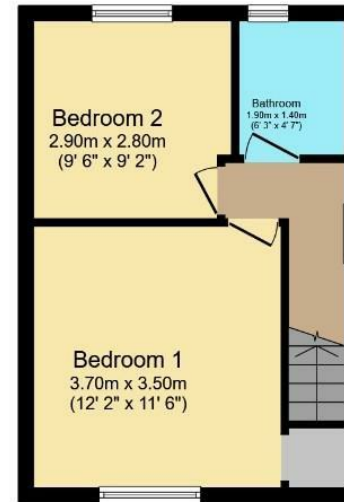
Asking Price £110,000

Hunters Hillsborough are delighted to present a two bedroom end terrace set back from the road with pleasant views over Cookson Park and a substantial rear garden. Ideal for first time buyers or investors, viewing is highly recommended. Entry to the property via a side door into the inner lobby with stairs rising to the first floor and access to the lounge. Bright and spacious, the front facing lounge enjoys park views and has laminate flooring. Handy under the stairs storage cupboard and plenty of space for furniture. Door through to kitchen with a good range of wall and base units with built in appliances including an eye level electric oven, a microwave and a gas hob. Space for a freestanding dishwasher and a fridge. Into the back porch giving access to the rear garden and two rooms with plumbing for a washing machine and space for a dryer. Upstairs are two double bedrooms and the family bathroom with bath, shower over bath, W/C and sink basin. Outside to the front is a lawn with privet borders. The rear garden has a path leading up to the back with a decked area and a wooden pergola ideal for garden furniture. Wild flowers and an apple tree along with vegetable beds add to this supersized garden.

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Ground Floor



First Floor

Total floor area 57.9 sq.m. (623 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). Powered by www.focalagent.com

Local Area

Located in the popular residential area of Southey green with excellent local amenities nearby including the large Asda Superstore and local shops and takeaways at Wadsley Bridge . Regular public transport links run from Herries Road and Halifax Road and the green space of Cookson Park is on your doorstep.

General Remarks

TENURE The property is Freehold


RATING ASSESSMENT We are advised by the Local Authority that the property is assessed for Council Tax Band A.

Vacant possession upon 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.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	65	
(55-68) D		
(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.





