



HUNTERS[®]
HERE TO GET *you* THERE

387 Stannington Road, Stannington, Sheffield, S6 5QN

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£280,000

Welcome to this charming semi-detached house located on Stannington Road in Sheffield! This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is plenty of room for everyone in the household.

One of the highlights of this property is the rear open plan dining kitchen that seamlessly flows into an additional rear dining/reception room which overlooks the beautiful garden. This layout creates a warm and inviting space for cooking, dining, and spending quality time together.

Convenience is key with off-road parking leading to a carport and a down stairs cloakroom/w.c.

This property is a fantastic opportunity as it comes with no onward chain, making the buying process smoother and quicker for you. Don't miss out on the chance to make this house your home sweet home in Sheffield.

Contact us today to arrange a viewing and experience the potential this lovely property has to offer!

GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 years from 25th March 1932 at a ground rent of £3.00 per annum.

RATING ASSESSMENT

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

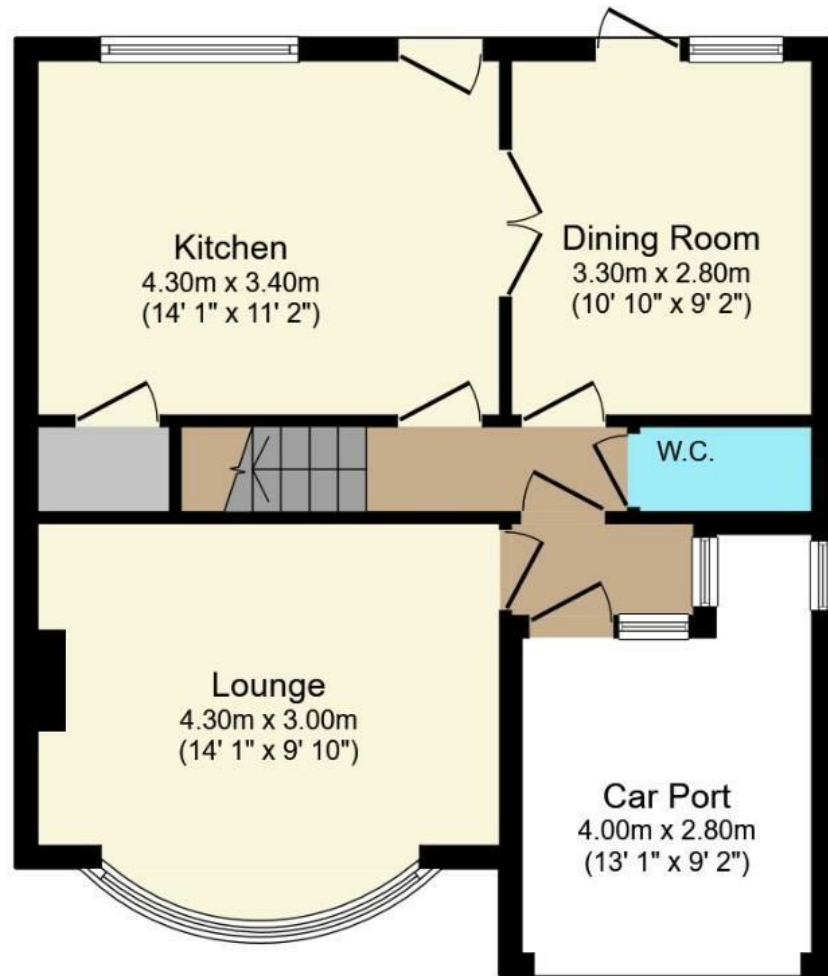
VACANT POSSESSION

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

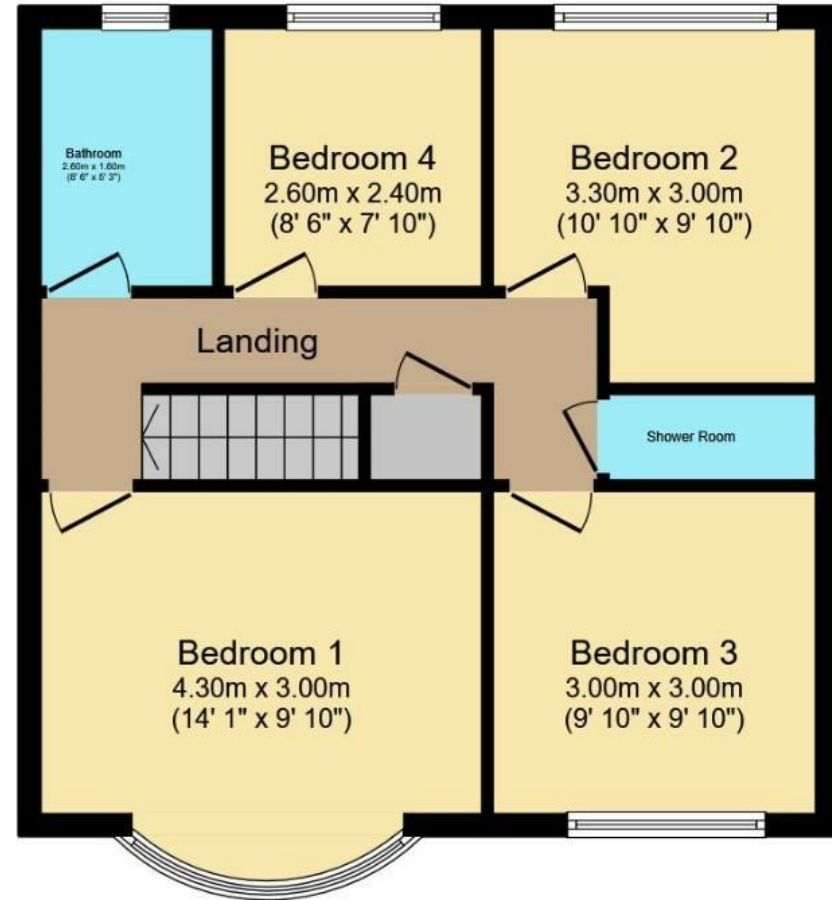
MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

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Ground Floor




First Floor

Total floor area 100.6 m² (1,083 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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.









