



**HUNTERS®**

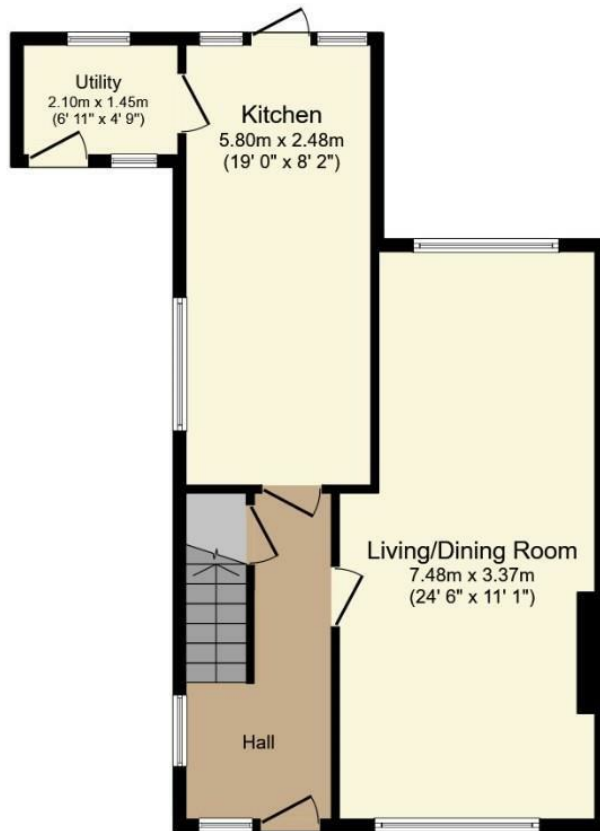
HERE TO GET *you* THERE

36 Goodison Crescent, Sheffield, S6 5HU

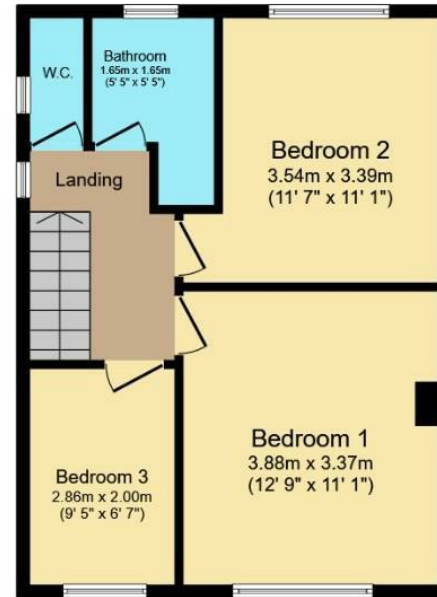
## 36 Goodison Crescent, Sheffield, S6 5HU

### Offers In The Region Of £320,000

Hunters Hillsborough are delighted to present an extended three bedroom detached home with a driveway and a garage situated in the popular district of Stannington. Featuring an envious kitchen and a smokeless multi fuel burner, this property must be viewed to appreciate the accommodation on offer. Entry via an immaculate resin driveway to the front door into a spacious entrance hallway having an under stairs storage cupboard. A door takes you through to the dual aspect lounge/diner with quality laminate flooring, space for dining room and lounge furniture and a cast iron smokeless burner with a granite inset and limestone surround. The kitchen features a fantastic range of modern fitted wall and base units with integrated appliances including an eye level electric oven, induction hob and a dishwasher with space for a free standing fridge freezer. Relaxing snug area with a vertical radiator and door out to the rear garden. Through to the utility with under counter space for a washing machine and a dryer, this is an ideal room for coats and boots with entry via the driveway. Upstairs the master bedroom overlooks the front of the house with laminate flooring and space for bedroom furniture. Further double bedroom to the rear with outstanding views over the garden and beyond. Single bedroom and a family bathroom with a white two piece suite comprising bath with centre taps, shower over bath and a sink basin. This property has the added benefit of a separate toilet, ideal for family life. Outside the property certainly has kerb appeal with an immaculate resin driveway to the front and a front garden with privacy hedgerow. The driveway leads to a garage currently used for storage. Rear garden with a raised patio area and neat and tidy lawns.



**Ground Floor**



**First Floor**



**Garage**

Total floor area 102.5 m<sup>2</sup> (1,103 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 Leasehold with 740 years remaining at a cost of £20 Per annum.

RATING ASSESSMENT

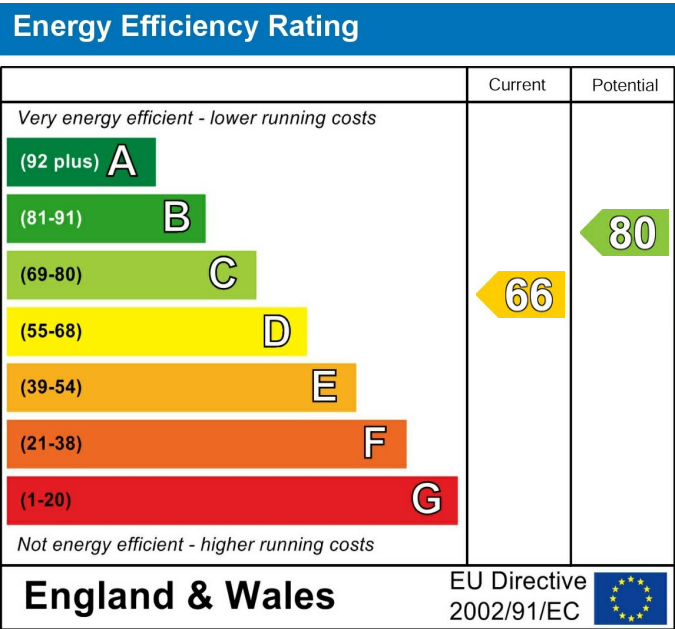
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

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.



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.







