



HUNTERS[®]
HERE TO GET *you* THERE

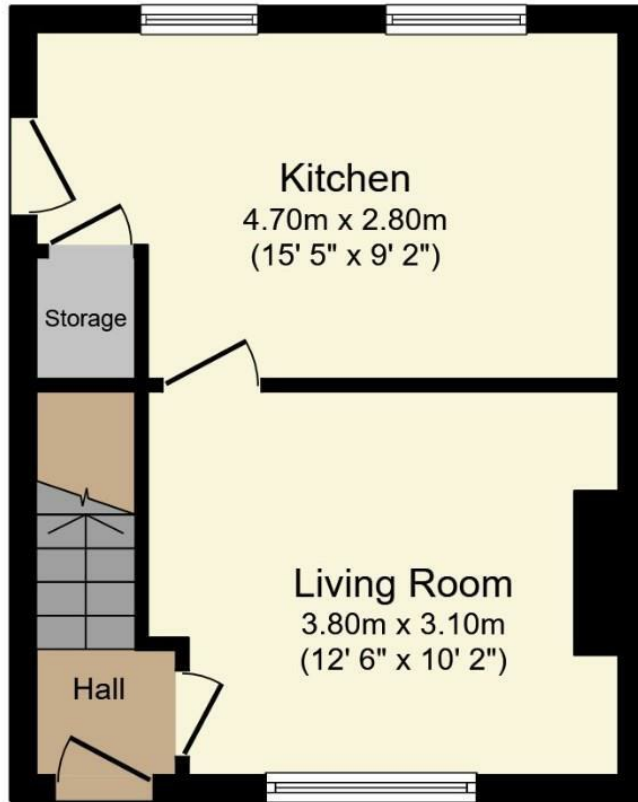
54 Low Road, Stannington, Sheffield, S6 5FV

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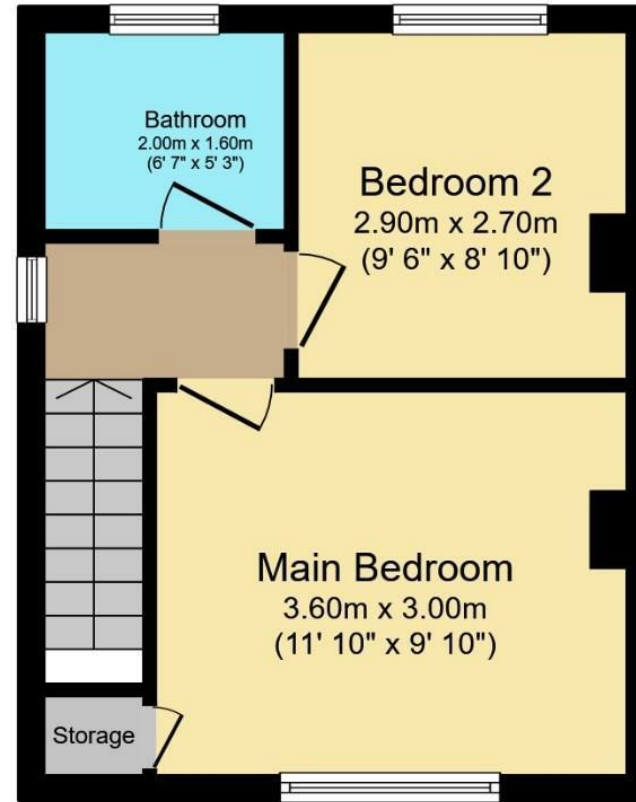
Asking Price £220,000

Hunters Hillsborough present a two bedroom semi detached home with off road parking situated behind the popular Rivelin Valley Park which offers outstanding access to nature walks and relaxing green spaces. This immaculate property has been well looked after by the current owners and offers modern decor and bright spacious rooms. Early viewing is advised!. Entry via the front door into the inner lobby with stairs rising to the first floor. Relaxing lounge with a range of built in shelving and grey laminate flooring. Through to the kitchen diner with a fantastic range of wall and base units across most walls. Real wood work surfaces with a ceramic sink, integrated electric oven and induction hob with space for an under counter washing machine and a free standing fridge freezer. A large window has space for a dining table in front to sit with morning coffee and enjoy the garden views. Access to under stairs storage and a door leads you out to the side of the house. Upstairs, the master bedroom has modern fitted blinds and a handy storage cupboard. Second double bedroom occupying the back of the house currently used as a study. Family bathroom with bath, shower over bath, W/C and sink basin. This property occupies a sizeable plot with a private driveway and access via a secure gate down the side of the house to the rear garden. Two sun soaked raised patio areas, ideal for garden furniture with an artificial grassed area and a raised bed at the rear with an arrangement of mature shrubs and plants including flourishing Bamboo.

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Ground Floor



First Floor

Total floor area 56.4 m² (607 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 731 years remaining at a cost of £7.00

RATING ASSESSMENT

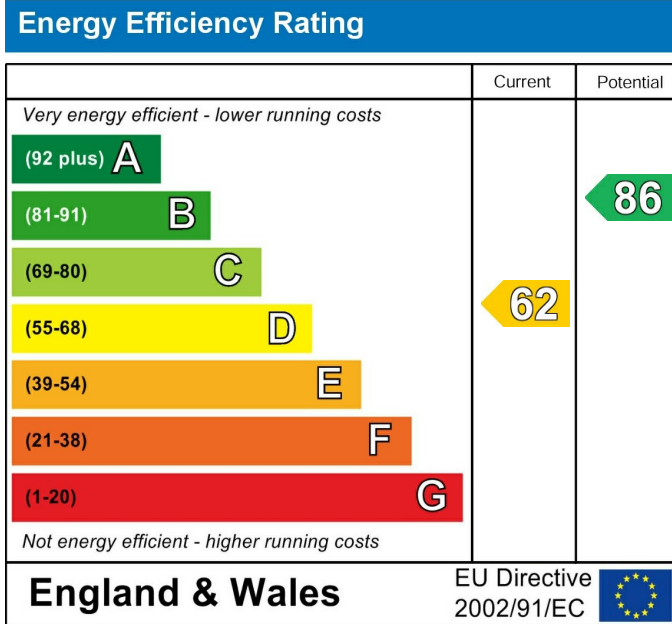
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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 requirement



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.



