



HUNTERS®
HERE TO GET *you* THERE

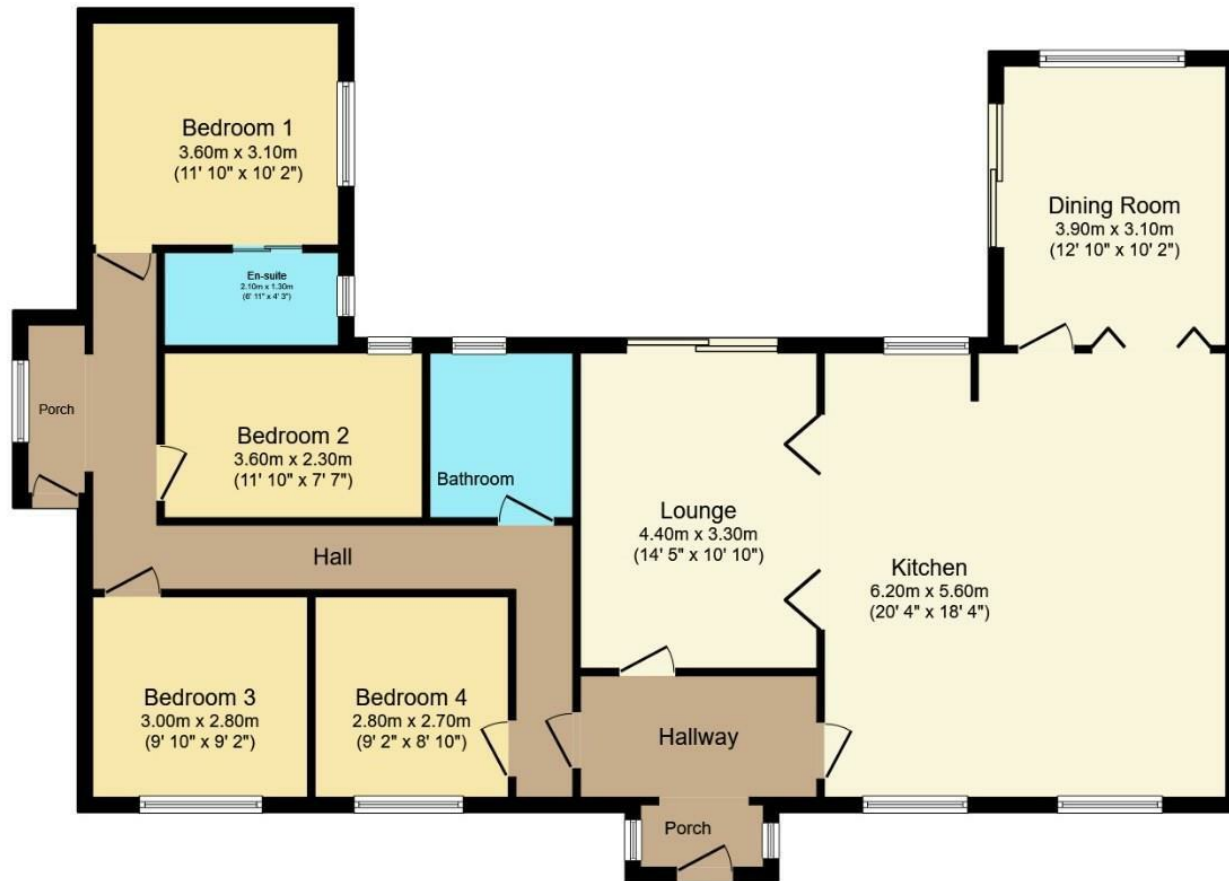
2 Webbs Avenue, Stannington, Sheffield, S6 6AU

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Offers Over £450,000

Hunters Hillsborough are delighted to market a superb four bedroom U shaped bungalow with a private rear courtyard having undergone a full renovation over the years, immaculately presented and ready for the next owner. This substantial plot is located on a quiet cul-de-sac in the heart of Stannington Village, close to all the many local amenities in the area. Entry via a two car driveway leading to the impressive whitewashed render and stone facade front. Handy porch with space for coats and boots opening into the welcoming entrance hallway with oak flooring and access to all rooms. The hub of the home is the kitchen diner with a recently installed fully fitted kitchen. Integrated appliances include an eye level Bosch electric oven and grill, space for a washing machine and a freestanding American style fridge freezer. Large island with a Bosch induction hob, overhead extractor, storage and a breakfast bar. Bi fold internal doors take you through to the dining room with a tiled floor and access via a patio door into the centre courtyard. From the kitchen, further bi fold doors lead into a private relaxing lounge with modern decor, vertical radiators and patio doors overlooking the courtyard. A door leads out to the entrance hallway. Two good size bedrooms overlook the front of the property with access to a side entrance. Double bedroom used as an office and the family bathroom with bath, shower over bath, W/C and sink basin. The corridor leads down to the en suite master bedroom with a walk in shower, W/C and sink basin. The property has the added benefit of solar panels installed keeping bills low and feeding any excess back into the grid with a quarterly payment received. Outside to the front of the property is a driveway and an EV charger, artificial lawn and white rendered walls with a rockery. A path leads down to the rear courtyard ideal for garden furniture and relaxing summer evenings.

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Total floor area 129.9 m² (1,398 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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Local Area

Located in the popular residential area of Stannington with a wealth of local amenities close by including the Co-op Supermarket and reputable schools. Bus routes into the city centre and beyond and country walks on your doorstep.

General Remarks

TENURE

This property is Freehold

RATING ASSESSMENT

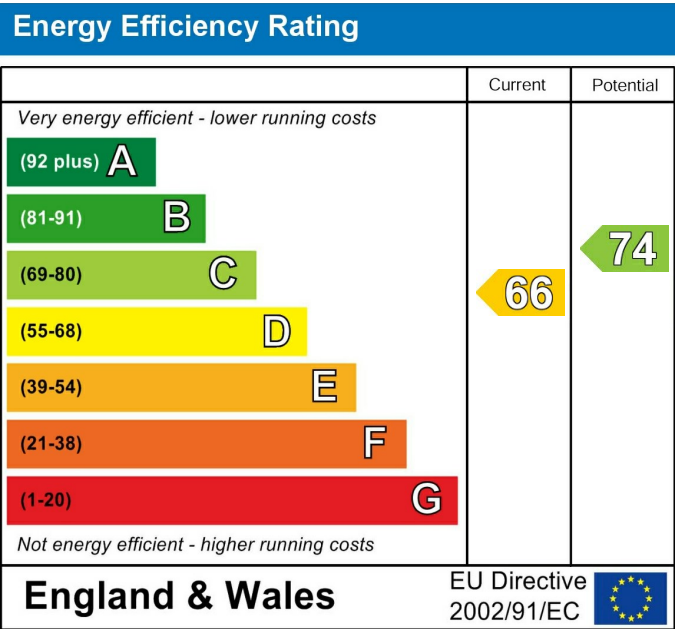
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

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.





