



HUNTERS[®]
HERE TO GET *you* THERE

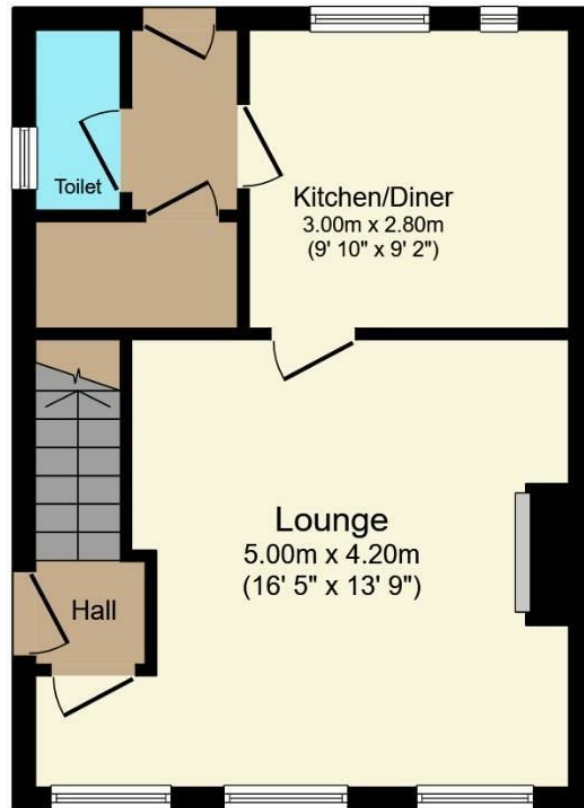
18 Cowper Crescent, Fox Hill, Sheffield, S6 1AW

18 Cowper Crescent, Fox Hill, Sheffield, S6 1AW

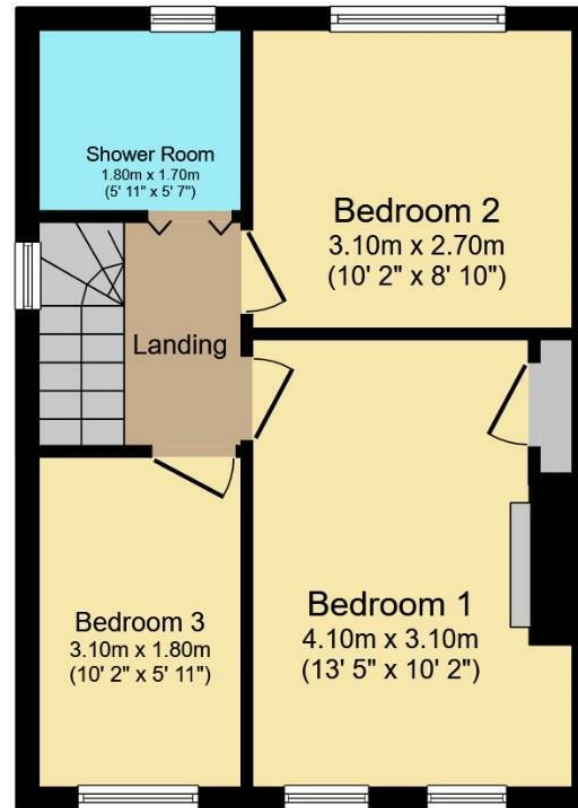
Asking Price £140,000

Hunters Hillsborough are delighted to present a three bedroom semi detached home with a substantial rear garden situated in the heart of Fox Hill close to local schools and Chaucer road Asda Supermarket. Offered for sale with no onward chain and with the possibility of owning the various items of furniture, the property would appeal to 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. Door through to a bright and spacious lounge with three front facing windows and focal point feature fire surround with an electric fire. The kitchen has a good range of wall and base units with integrated electric oven and gas hob, there is a free standing washing machine included in the sale. From the kitchen there is access to the rear porch with a handy downstairs W/C and large storage cupboard housing the boiler. Upstairs, the master bedroom is a relaxing space with a range of wardrobes included in the sale. Further double bedroom overlooking the rear garden and a single. Shower room with a walk in shower, W/C and sink basin. Outside the property is set back from the road with a path leading down to a secure gate. The rear garden has a concreted patio area ideal for garden furniture and a lawn with a potting shed included in the sale.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com



Ground Floor



First Floor

Total floor area 71.0 m² (764 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

Situated close to an abundance of local amenities including Chaucer Road Asda and Kilner Way Retail Park just a short stroll away. Public transport routes on your doorstep, along with the green space of Fox Hill and Wolf Road parks.

GENERAL REMARKS

TENURE

This property is Freehold

RATING ASSESSMENT

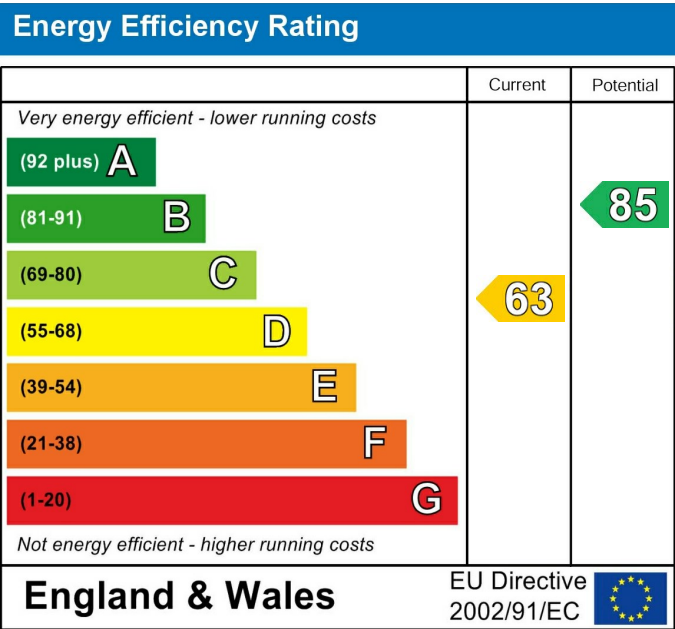
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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 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.



