



HUNTERS®

HERE TO GET *you* THERE

31 Walders Avenue, Sheffield, S6 4AY

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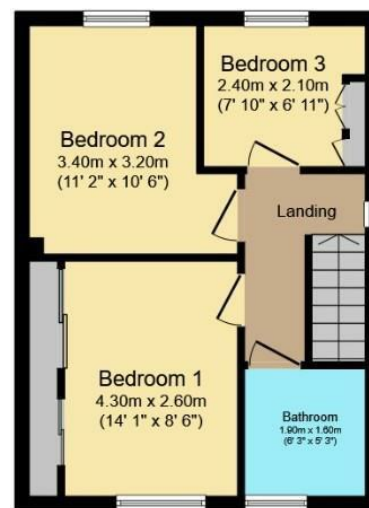
Offers Over £300,000

Hunters Hillsborough are delighted to present an extended three bedroom semi detached family home in the heart of the increasingly desirable area of Wadsley. With off road parking and a stunning conservatory to the rear, viewing is highly recommended to appreciate the accommodation on offer. The property is entered via the front door into the welcoming entrance hallway with quality laminate flooring running throughout most of the ground floor. There's access to the cellar head and stairs rise to the first floor. The kitchen diner offers a range of wall and base units with wood work surfaces and integrated appliances including an eye level electric oven and grill, gas hob and a fridge freezer. Space for a freestanding washing machine and a dishwasher. Double doors through to a large conservatory with a newly fitted roof, radiators and ample space for furniture. This is a bright and spacious room to relax and enjoy the garden and could be used as the main lounge. From the kitchen, further double doors open into the relaxing lounge with a bay window and space for a freestanding fire. Upstairs, the master bedroom has a range of fitted wardrobes. Further double bedroom and a single. Family bathroom with bath, shower bath taps, W/C and sink basin. Outside the driveway has space for three cars with a secure gate leading onto the rear garden. Having been loving maintained by the previous owner, the garden has a sun soaked patio area ideal for garden furniture along with a lawn and a storage/workshop building included in the sale.

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Ground Floor



First Floor

Total floor area 89.8 m² (967 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

Walders Avenue is situated in the sought after village of Wadsley offering easy access to fantastic transport links as well as having reputable local schools and a wealth of local amenities in Middlewood and Hillsborough within easy walking distance.

GENERAL REMARKS

TENURE

This property is Freehold.

RATING ASSESSMENT

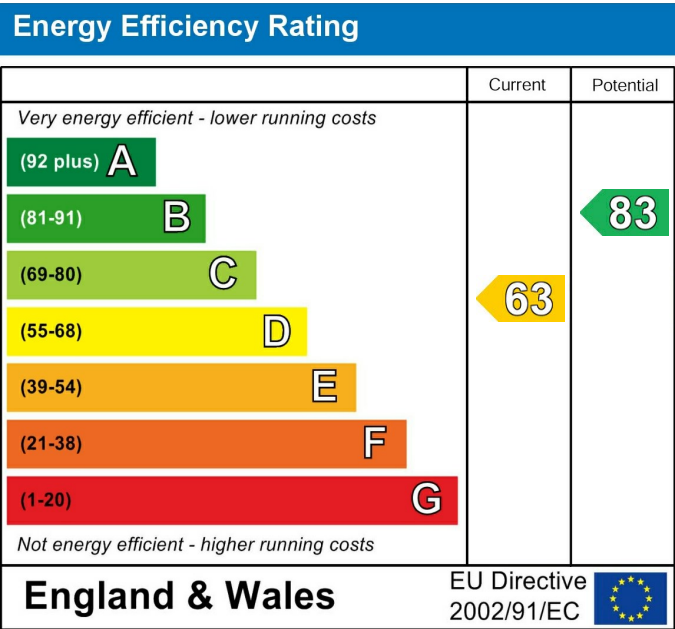
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

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.









