



**HUNTERS®**

HERE TO GET *you* THERE

1 Goodison Crescent, Stannington, Sheffield, S6 5HT

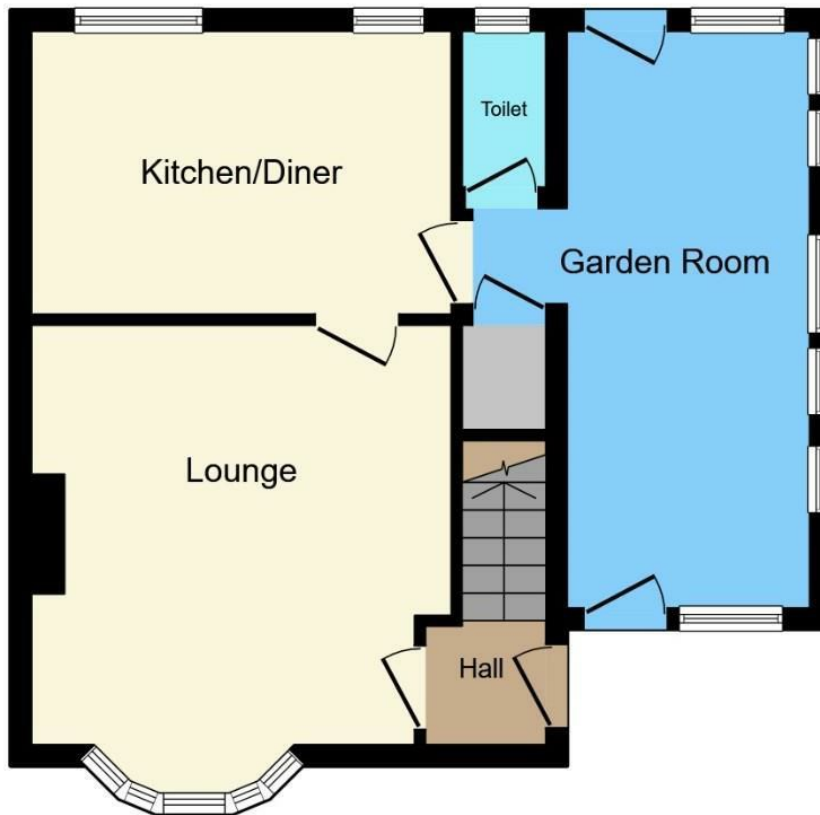
# 1 Goodison Crescent, Stannington, Sheffield, S6 5HT

Asking Price £225,000

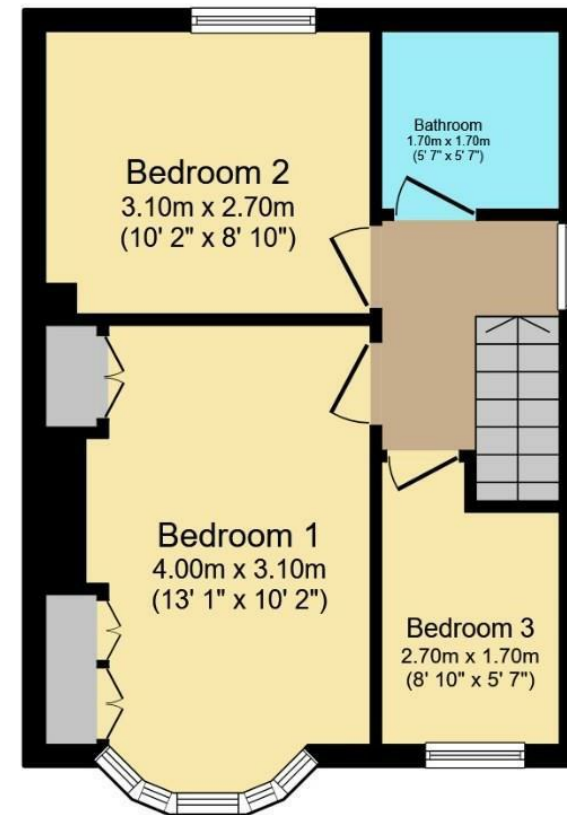
Hunters Hillsborough present an ideal home for first time buyers or a growing family, occupying a corner plot on the ever popular Goodison Crescent in Stannington. This three bedroom extended semi detached offers a driveway and a garage and is for sale with no onward chain. Viewing is highly recommended. Entry via the garden room with fitted blinds to all windows and a radiator. This multipurpose room is ideal for extra storage and outdoor equipment. The side porch has a downstairs W/C and large storage cupboard. The breakfast kitchen has a range of wall and base units with freestanding appliances including a gas oven and hob, washing machine and fridge freezer, all included in the sale. Through to the relaxing lounge with front facing window and views across the valley. Inner lobby with stairs rising to the first floor. Master bedroom with stunning views and a range of fitted wardrobes. Further double bedroom overlooking the rear and a good size single bedroom. Bathroom with bath, mixer taps with shower attachment, W/C and sink basin. Outside the property has a well manicured garden to the front with a privacy fence and a range of mature shrubs and trees. Driveway to the side leading to a detached garage. Delightful patio and lawn area to the rear.

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**Ground Floor**



**First Floor**

Total floor area 81.7 sq.m. (879 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

Positioned near to local amenities on both Stannington Road and Stanwood Avenue. Bus routes on your doorstep offering easy access into Sheffield City Centre. The green spaces of Rivelin Valley are just a short walk away for summer evenings and weekends.

General Remarks

TENURE

This property is Freehold

RATING ASSESSMENT

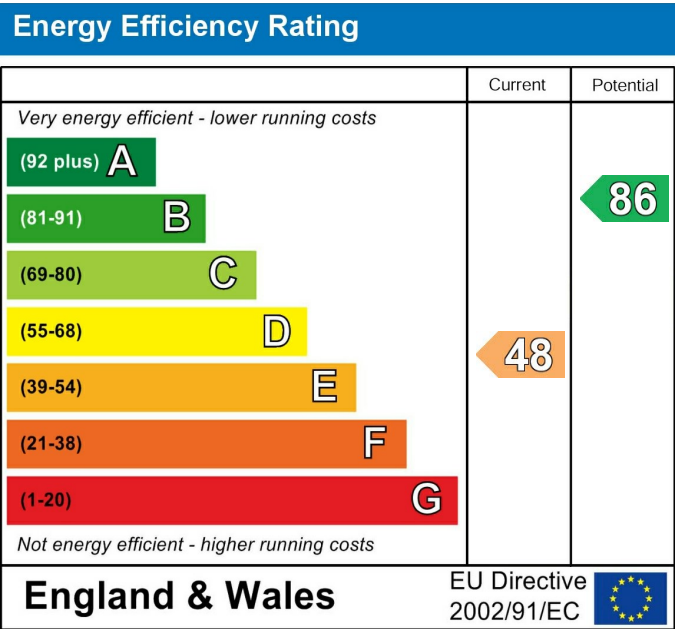
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

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.



