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11 Ashurst Drive, Stannington, Sheffield, S6 5LL

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Asking Price £325,000

Located in the highly popular area of Stannington is Ashurst Drive, this immaculately presented three-bedroom semi-detached house offers a perfect blend of modern living and comfort. Upon entering, from the entrance hall, you are greeted by a spacious front facing reception room with feature fire place.

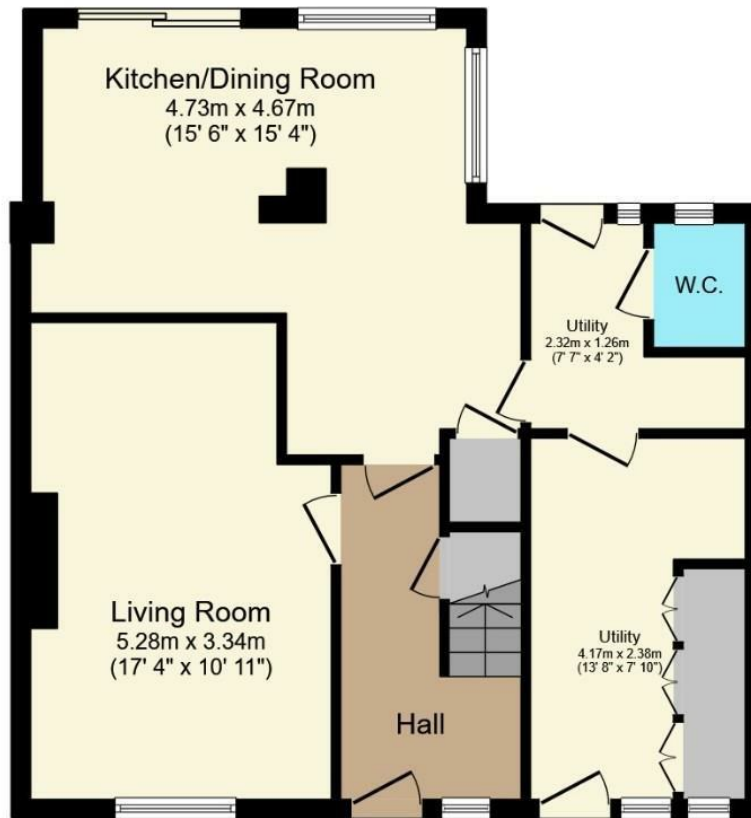
The heart of the home is undoubtedly the quality fitted kitchen that flows seamlessly into a second reception area, providing ample space for both relaxation and entertaining. The kitchen is complemented by a separate utility room and a convenient ground floor W.C. This thoughtful layout ensures that daily tasks are made easier, while also providing a stylish space for culinary creativity.

Upstairs, you will find three bedrooms, ideal for families or those seeking extra space for guests or a home office. The modern shower room is tastefully designed, offering a refreshing retreat.

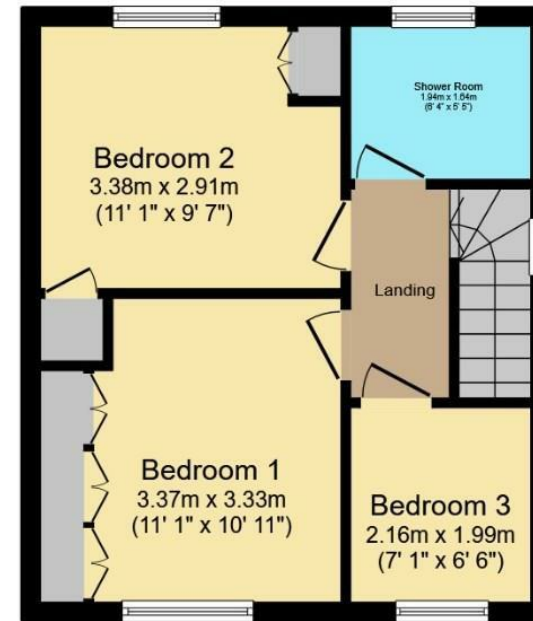
Outside, the property boasts a beautifully landscaped rear garden, perfect for enjoying sunny afternoons or hosting gatherings. The front of the house features off-road parking, along with an integral garage, ensuring that parking is never a concern.

This delightful home is not only well-appointed but also situated in a desirable location, making it an excellent choice for those looking to settle in a vibrant community. With its combination of space, style, and practicality, this property is sure to appeal to a wide range of buyers. Do not miss the opportunity to make this stunning house your new home.

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Ground Floor

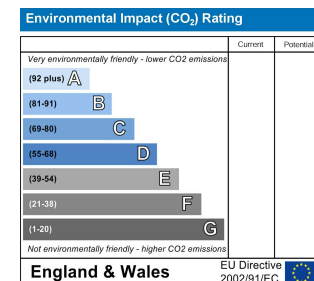
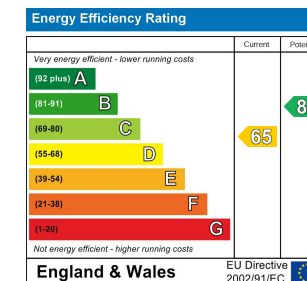


First Floor

Total floor area 95.3 sq.m. (1,025 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
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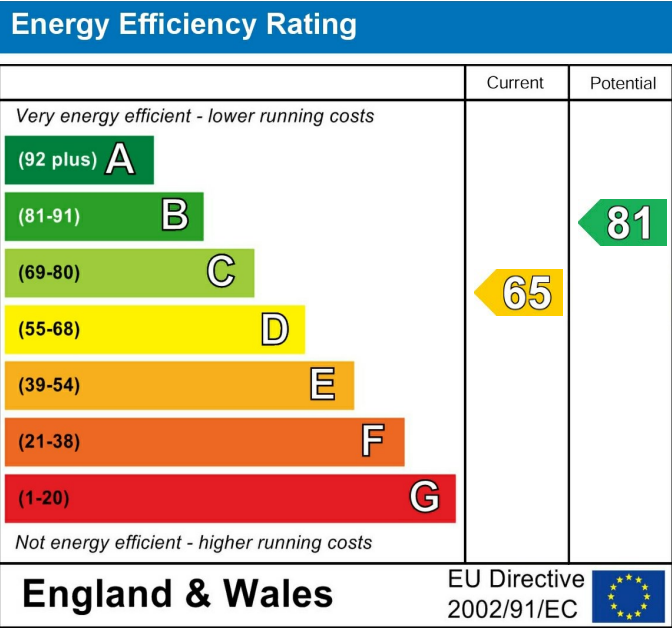
TENURE
This property is long Leasehold with a term of 800 years from 25/03/1960 at a ground rent of £15 per annum.

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.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.



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.





