



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

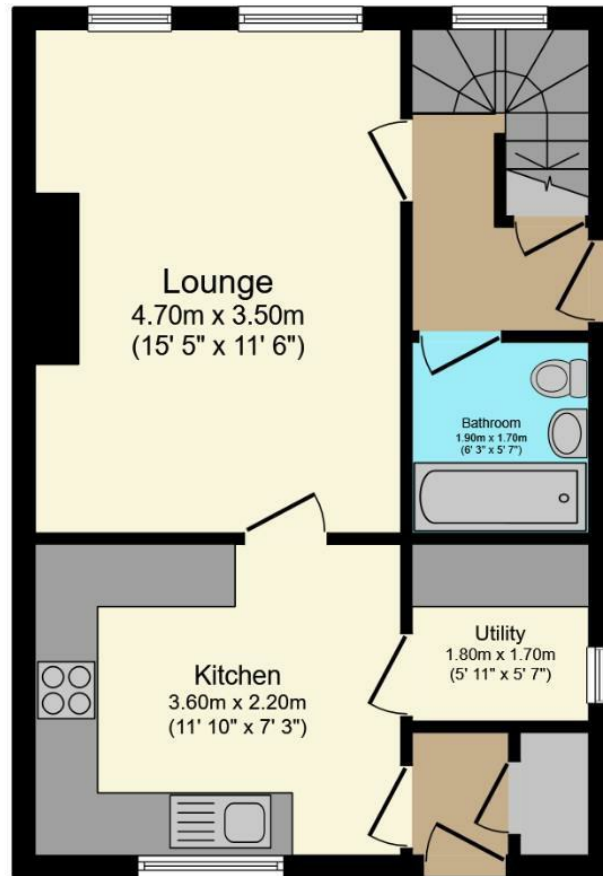
58 Dugdale Road, Parson Cross, Sheffield, S5 9NZ

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Asking Price £160,000

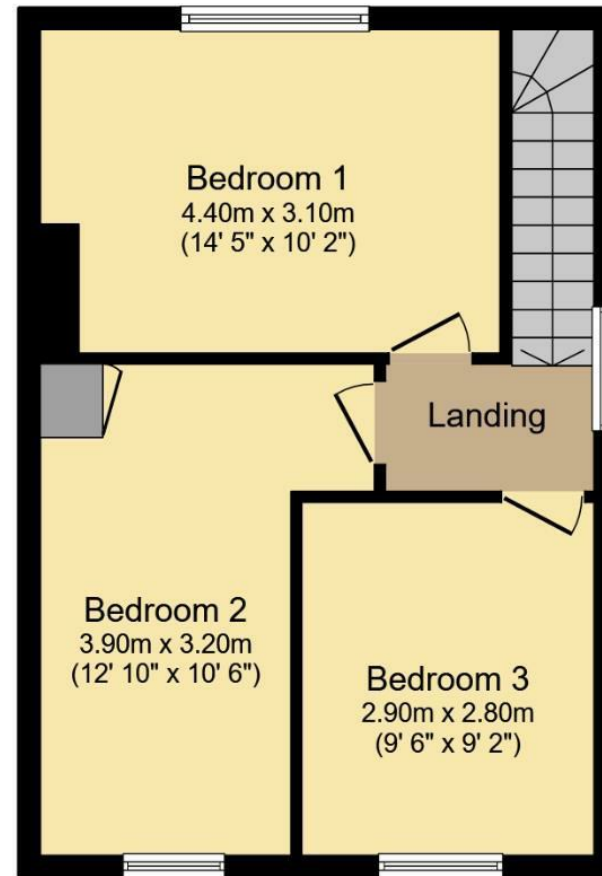
Hunters Hillsborough are delighted to present a three bedroom end terraced home set on a generous plot with a good size rear garden situated in Parson Cross within walking distance of good local amenities and transport links. Ideal for first time buyers or a growing family and offered for sale with no onward chain, viewing is highly recommended. Entry to the property via the side door into the entrance lobby with stairs rising to the first floor and access to ground floor rooms. A door takes you through to a super sized lounge, bright and spacious with two front facing windows and stylish decor. The kitchen has a good range of wall and base units and accompanying work surfaces with newly laid flooring. Space for all the usual appliances and an electric cooker with gas hob included in the sale. Two large cupboards double up as a handy utility area, currently housing the fridge and a dryer. A door leads out to the substantial rear garden. Back to the inner lobby with access to the downstairs family bathroom with a bath, shower over bath, pedestal sink with built-in cupboard space and a W/C. Upstairs the super sized master bedroom occupies the front of the house with a large window and laminate flooring. Two further double bedrooms to the rear, one with a storage cupboard. Outside, the property has a grassed front garden, ideal to convert into off road parking with the relevant permissions for a dropped kerb. There is a secure gate to the side of the house leading to the rear garden. Good size low maintenance family garden with lawn and privacy fencing, an ideal space for summer days and family BBQ's.

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### Ground Floor

Floor area 41.9 sq.m. (451 sq.ft.)



### First Floor

Floor area 41.9 sq.m. (451 sq.ft.)

Total floor area: 83.8 sq.m. (902 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)



General Remarks

TENURE

This property is Freehold.

RATING ASSESSMENT

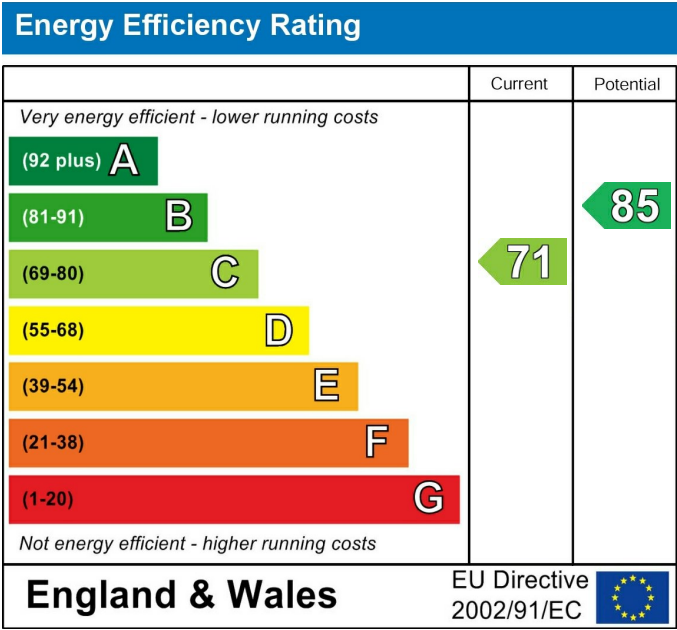
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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.







