



HUNTERS®

HERE TO GET *you* THERE

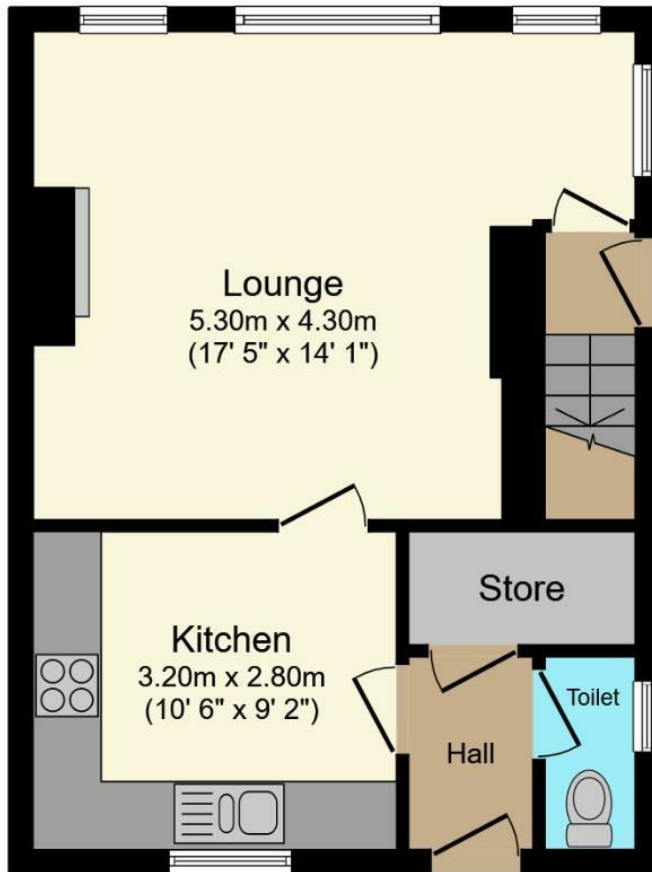
32 Woolley Wood Road, Sheffield, S5 0UG

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Asking Price £140,000

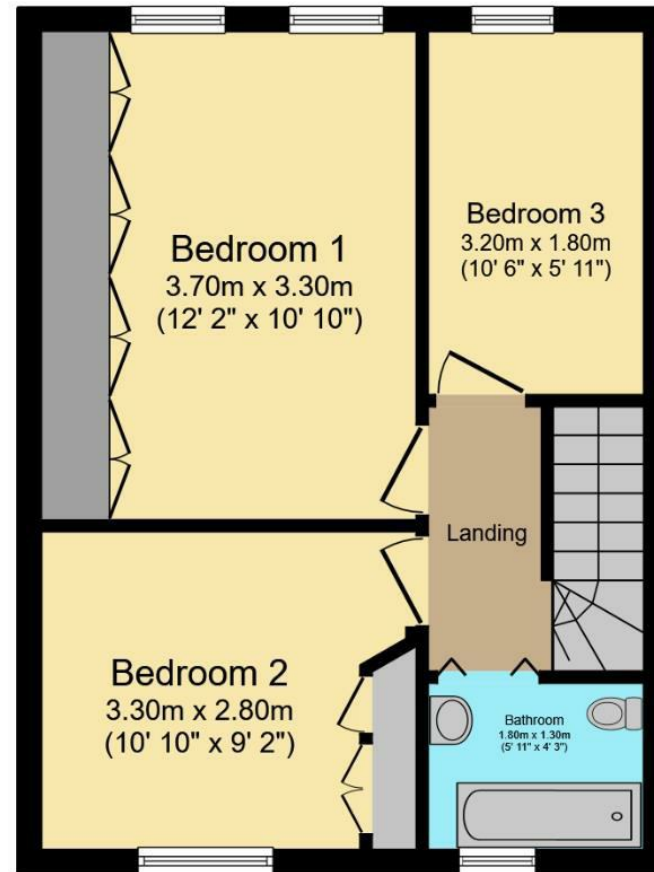
Hunters Hillsborough are delighted to present a three bedroomed semi detached home in an envious position situated in the ever popular district of lower Shiregreen boasting views over playing fields and just a short walk to the beautiful Bluebell Woods. Benefiting from no onward chain, a brand new roof and parking for two/three cars, this property would appeal to first time buyers or investors alike. Entry via the gated driveway to the side door into the entrance hallway with stairs rising to the first floor. Door through to the bright and spacious lounge with four windows and focal point feature fire surround with gas fire. Through to the breakfast kitchen with a range of wall and base units, integrated gas oven and hob and freestanding appliances including a washer, dryer, fridge and freezer are available to purchase subject to further negotiations. Porch to the rear with access to a downstairs W/C and large storage room housing kitchen white goods. Upstairs the master bedroom has built-in wardrobes and pleasant views out over green spaces. Further double to the rear with built in wardrobe space and a single bedroom. Family bathroom with bath, shower from taps, W/C and sink basin. The property is situated on a substantial plot with a mature front garden and driveway leading down the side of the house to the rear garden. Concreted patio area with steps up to a well planned space having artificial grass, seating areas, greenhouse, shed and a range of mature plants and shrubs.

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



Ground Floor

Floor area 38.2 sq.m. (411 sq.ft.)



First Floor

Floor area 38.2 sq.m. (411 sq.ft.)

Total floor area: 76.3 sq.m. (821 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

LOCAL AREA

Ideally located for access to Bluebell Woods and looking out over green fields. For commuters, the M1 motorway and Meadowhall Transport Interchange are just a few minutes drive away. Local amenities and transport links are within walking distance.

GENERAL REMARKS

TENURE

This property is Freehold

RATING ASSESSMENT

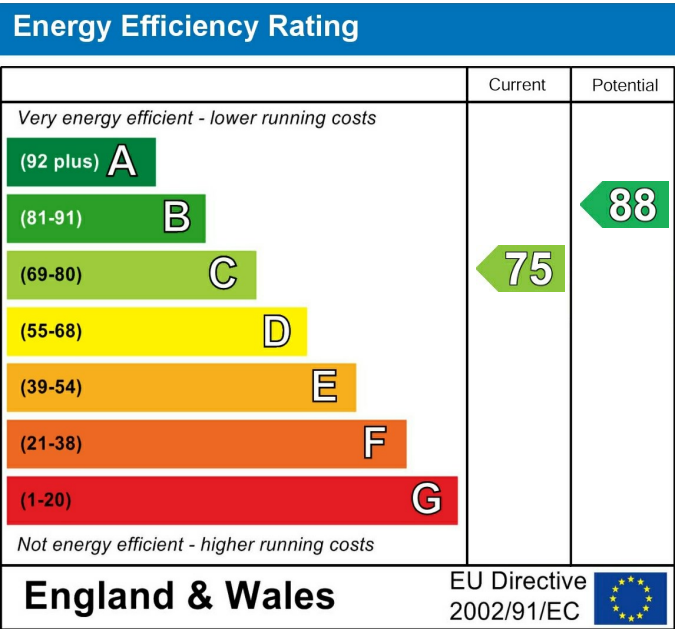
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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.





