



Woodrove Avenue, , Sheffield, S13 8AT

- Three bedroom Semi detached
- Kitchen diner with patio doors to the rear
- Large lounge
- Gas Central heating
- Sought after area
- Gated driveway with parking for two cars
- Modern shower room
- Well looked after throughout
- Enclosed rear garden
- Good transport links

Asking Price £130,000



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DESCRIPTION

Hunters of Hunters Bar are delighted to bring to market, this three-bedroom semi-detached property offers great potential. The property is situated in the sought-after residential area of Woodthorpe, providing convenient access to local shops, schools, amenities, and transportation links.

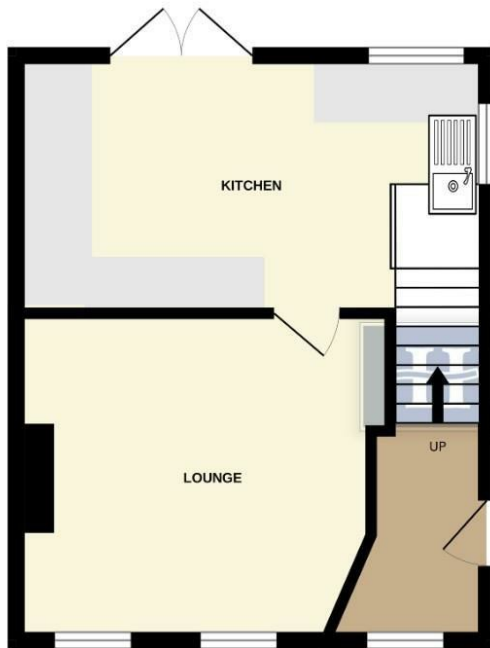
The ground floor comprises of an entrance hallway leading to a large sized living room. The modern fitted dining kitchen is equipped with a range of wall and base units, with patio doors out to the enclosed rear garden. To the first floor, you will find the master bedroom to the front, a second bedroom to the rear, a third single bedroom, and a well-appointed family shower room.

The property boasts a driveway providing off-street parking for two or more vehicles, and at the rear, there is an enclosed garden area with patio and shed. The property will appeal to first-time buyers, couples, or investors, an early viewing is highly recommended.

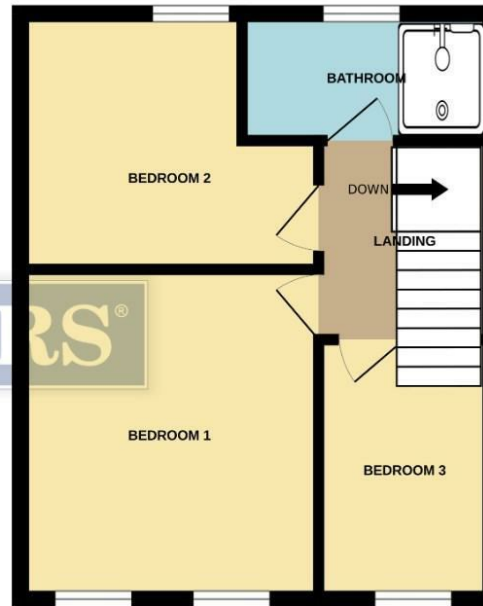




GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

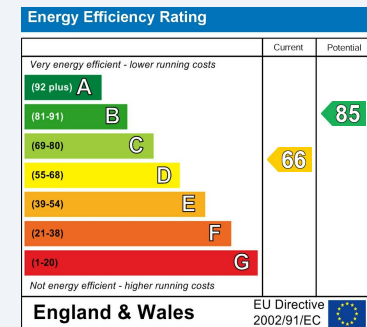
Please contact sheffield@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

THINKING OF SELLING? 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.



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