

# HUNTERS®

HERE TO GET *you* THERE

**61 Goodison Crescent, Sheffield, S6 5HU**

**Asking Price £260,000**

**Property Images**





## Property Images



# HUNTERS®

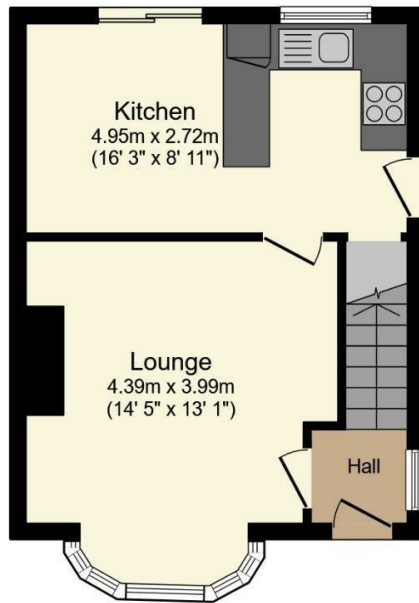
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## Property Images

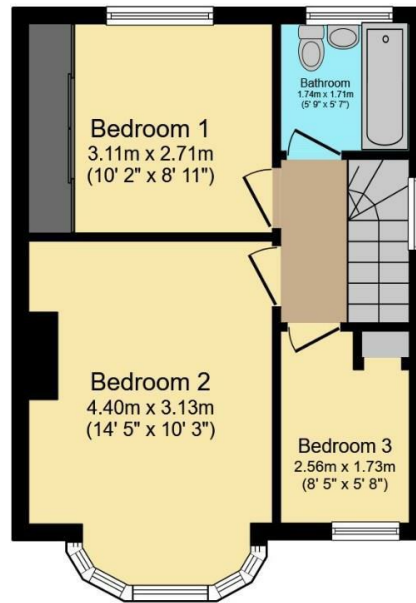


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**Ground Floor**



**First Floor**

Total floor area 67.4 sq.m. (725 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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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House - Semi-Detached Beds: 3 Bathrooms: 1 Reception: 1 Tenure: Freehold

## Summary

Hunters of Hunters Bar are delighted to present this beautiful 3 bedroom semi detached house situated in the popular district of Stannington, having modern décor the property boasts an attractive open plan kitchen.

In brief the property comprises; Entry via a Composite door leading to the hallway. Lounge with front facing uPVC bay window, the focal point of the room is the fire surround with granite inset and space for a multi-fuel stove. The open plan dining / kitchen features a range is fitted with a stylish range of wall and base units with a high gloss, wood effect roll top work surface, integrated 4 ring gas hob, electric oven, microwave, dishwasher and fridge freezer, with space and plumbing for a washing machine, ceramic wood effect flooring, uPVC patio door to the garden with a composite side entrance door and useful under stair store housing the boiler. On the first floor Upstairs there are three bedrooms with bedroom 1 to the front with front facing uPVC bay window, bedroom 2 has a fitted wardrobe with sliding mirrored fronted doors and uPVC over looking the rear garden and bedroom 3. There is a family bathroom with cream suite, part tiling and a chrome heated towel radiator.

Outside to the front of the property is a lawned front garden, driveway with gates and to the rear is a detached garage. A fully enclosed secure rear garden which is laid predominantly to lawn with decked area at the rear of the house and patio area for entertaining and a timber shed. Goodison Crescent is a popular road, well-placed for local shops and amenities, local schools, recreational facilities, public transport and links to the city centre, motorway, hospitals, universities and the countryside

## Features

- 3 Bedroom semi-detached house
- Well presented throughout
- Kitchen/diner with patio door leading to the rear garden
- Composite entrance doors
- Enclosed secure rear garden
- Driveway and Garage
- Sought after location
- Council Tax band B