

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Nickerwood Drive

Aston, S26 2BX

£160,000



Council Tax:



# 30 Nickerwood Drive

Aston, S26 2BX

£160,000



## On The Ground Floor

### Reception Hall

Having a part glazed Composite external door and side light and stairway access to the first floor.

### Dining Room

10'10" x 10' (3.05m'3.05m" x 3.05m')

Being to the rear of the property and with open access to the lounge.

### Lounge

15'9" x 10'11" (4.57m'2.74m" x 3.05m'3.35m")

Having an alcove cupboard housing the gas fired central heating boiler.

### Kitchen

12'1" x 6'11" (3.66m'0.30m" x 1.83m'3.35m")

Having a stainless steel sink unit set into an 'L' shaped working surface with cupboards and drawers below together with space, plumbing and drainage for a washing machine and also space for a tumble dryer. Two additional work tops/breakfast bars with cupboards and drawers below and ranges of wall cupboards. The walls are part ceramic tiled and there is a fitted electric extractor fan. A part glazed Composite external door to the side.

## On The First Floor

### Landing

### Bedroom No.1

13'6" x 11'1" (3.96m'1.83m" x 3.35m'0.30m")

Being to the rear of the property and having a built-cupboard.

### Bedroom No.2

12'1" x 10'11" (3.66m'0.30m" x 3.05m'3.35m")

Being to the rear of the property and having a built-in cupboard

### Bedroom No.3

10'6" x 6'11" ( 3.05m'1.83m" x 1.83m'3.35m")

Being to the front and having an over stairs cupboard.

### Wet Room

The walls being part ceramic tiled and having a suite of electric shower, bracket wash hand basin and low flush w.c. A fitted electric extractor fan.

### General Remarks

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

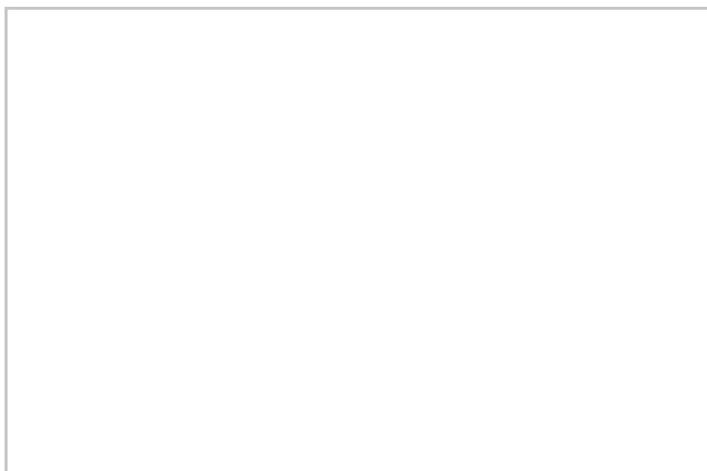
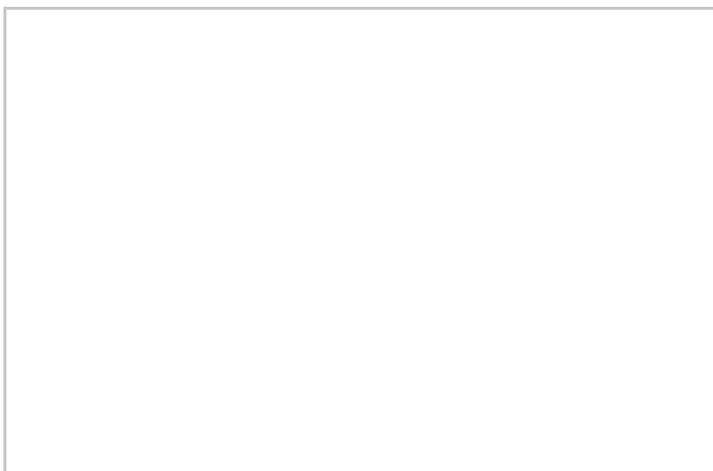
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP

UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Anti Money Laundering

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can set your property live.



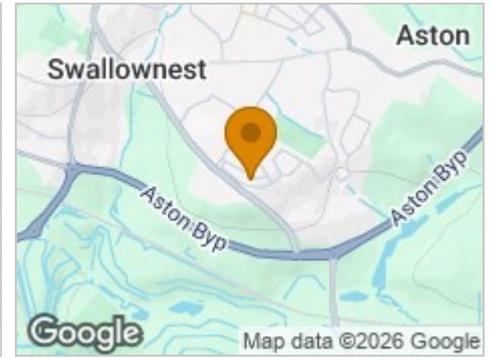
## Road Map



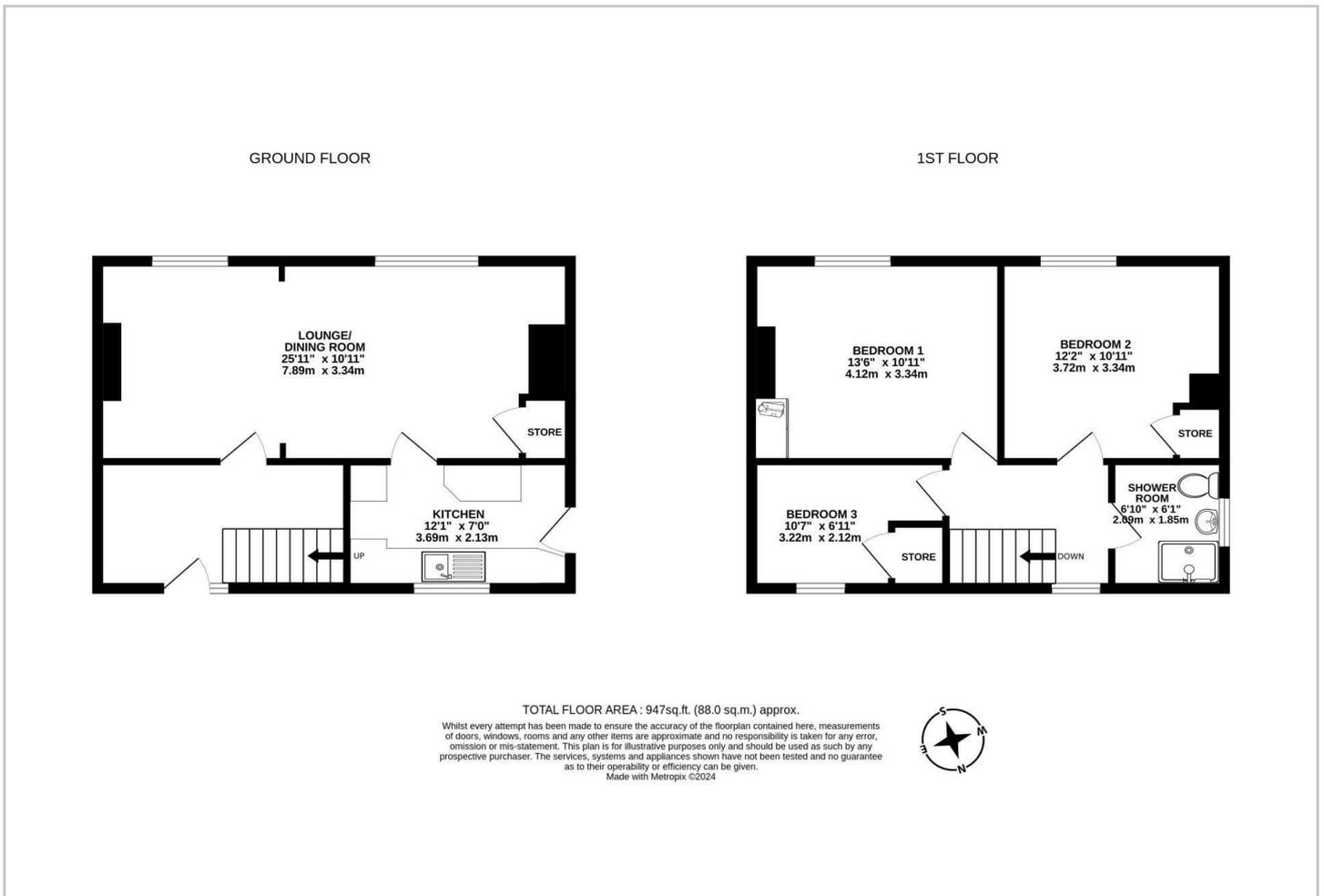
## Hybrid Map



## Terrain Map



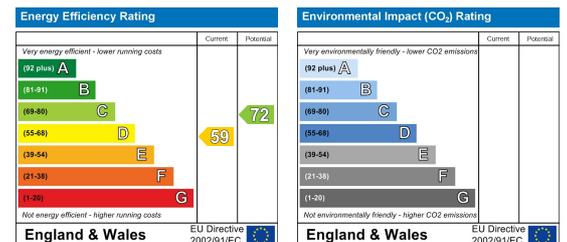
## Floor Plan



## Viewing

Please contact our Hunters Sheffield - Woodseats Office on 0114 258 0111 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.