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FOR SALE  
BOOK A VIEWING

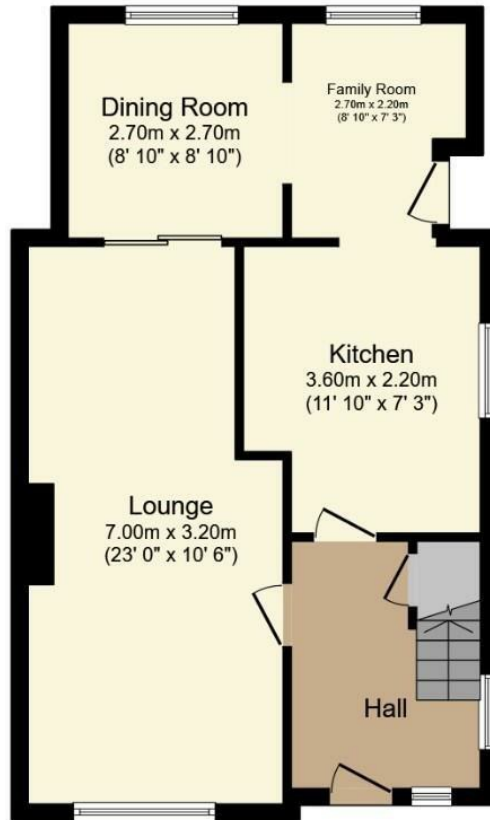
**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

32 Goodison Crescent, Sheffield, S6 5HU

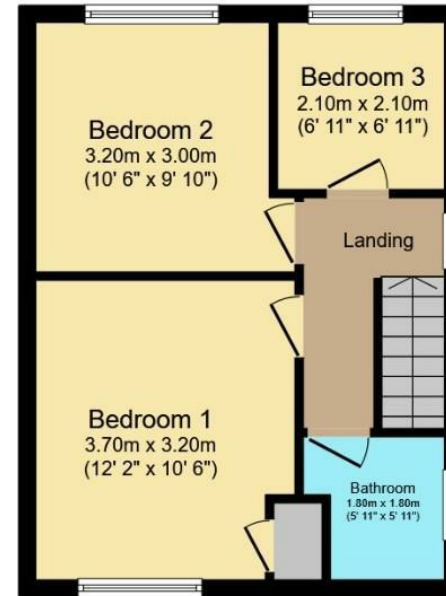
## 32 Goodison Crescent, Sheffield, S6 5HU

Asking Price £230,000

Hunters Hillsborough are delighted to present an ideal home for first time buyers or a growing family, situated on the ever popular Goodison Crescent in Stannington. This three bedroom extended semi detached offers a driveway and a delightful rear garden, viewing is highly recommended. Entry via the front door into the welcoming entrance hallway with stairs rising and an understairs storage cupboard. Bright and spacious lounge with a large front window and stone feature fire surround with an electric fire. Extension to the rear with patio doors from the lounge leading into the diner with lovely views over the garden and beyond. Through to the family room, with space for a sofa and access via the side door onto the driveway. Galley style kitchen with ample wall and base units with a built in electric oven and a gas hob, fridge freezer and space for a washing machine. Upstairs you will find a front facing master bedroom with a built-in storage cupboard and a further double bedroom to the rear with outstanding views. Bedroom three is a single and the family bathroom comprises a bath, shower over bath, W/C and sink basin. Outside to the front is a paved area and raised bed with mature shrubs. A driveway leads down to a gate giving access to the delightful low maintenance rear garden with a lawn surrounded by shrubs and a path leading down to a garden shed included in the sale.



**Ground Floor**

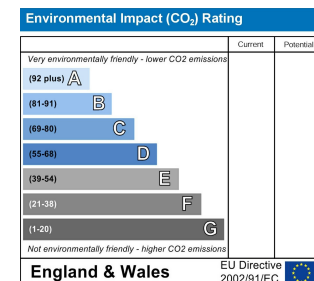
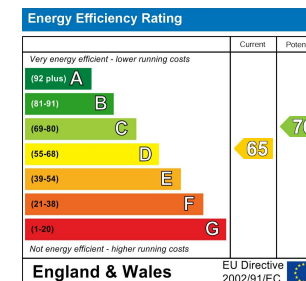


**First Floor**

Total floor area 88.6 sq.m. (954 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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## Local Area

Positioned near to local amenities on both Stannington Road and Stanwood Avenue. Bus routes on your doorstep offering easy access into Sheffield City Centre. The green spaces of Rivelin Valley are just a short walk away for summer evenings and weekends.

## General Remarks

### TENURE

This property is Leasehold with 738 years remaining at a cost of £20 per annum.

### RATING ASSESSMENT

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

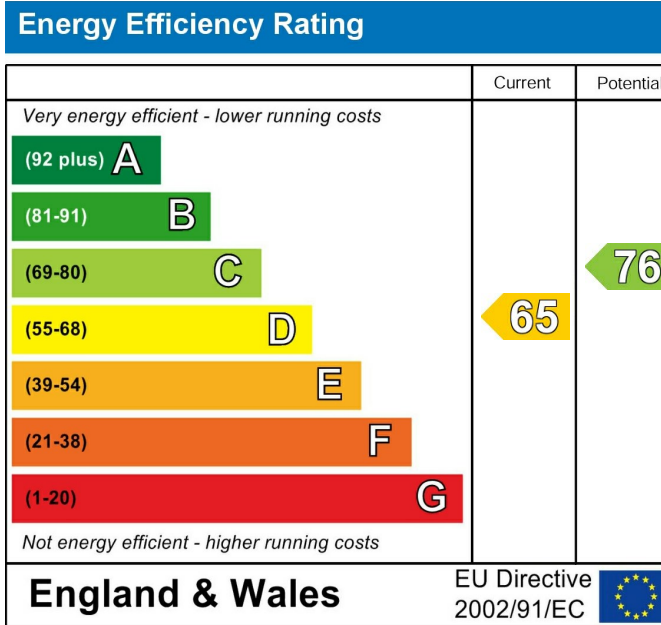
### VACANT POSSESSION

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.

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. Once an offer is accepted (subject to contract), 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 send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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.









