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HERE TO GET *you* THERE



Dowland Avenue

High Green, Sheffield, S35 4LA

Asking Price £230,000



- 3 BED SEMI DETACHED
- POTENTIAL TO RE-CONFIGURE LAYOUT
- LARGE GARAGE WITH DRIVEWAY
- LOW MAINTENANCE GARDEN
- CLOSE TO AMENITIES

- NO UPWARD CHAIN
- MODERN FIXTURES AND FITTINGS
- READY TO MOVE STRAIGHT IN
- GOOD COMMUTER LOCATION
- COUNCIL TAX B

Tel: 0114 257 8999

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Nestled in the charming area of High Green, Sheffield, this delightful house on Dowland Avenue presents an excellent opportunity for both first-time buyers and those looking to downsize. Boasting three well-proportioned bedrooms, this property is perfect for families or individuals seeking a comfortable living space.

Upon entering, you will find a welcoming reception room that offers a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The modern fixtures and fittings throughout the home ensure that you can move in with ease, making it a truly hassle-free experience.

One of the standout features of this property is its remarkable potential for expansion. With ample space available, you can easily consider adding more living areas to suit your needs, whether that be a larger kitchen, an additional bedroom, or even a utility room.

The exterior of the property is equally appealing, featuring a lovely garden that provides a perfect spot for outdoor activities or simply enjoying the fresh air. Additionally, the garage and driveway offer convenient parking options, a valuable asset in this desirable estate.

Briefly comprising , entrance hallway, living room, breakfast kitchen, master bedroom, bedroom 2, bedroom 3, family bathroom and garage.

Situated in a great location, this home is close to local amenities and transport links, making it easy to access everything you need. Whether you are starting your journey as a homeowner or looking to downsize into a more manageable space, this property on Dowland Avenue is a fantastic choice that combines comfort, style, and potential. Don't miss the chance to make it your own.

ENTRANCE HALLWAY

Through a glazed uPVC window and door leads into a roomy entrance hall making a great impression on any guest and offering plenty of cloakroom space comprising laminate flooring, wall mounted radiator, BT point, alarm panel and stairs rising to first floor .

LIVING ROOM

15'9 x 13'5 (4.80m x 4.09m)

A light and airy living room, drenched in natural light through a large front facing window, wall mounted modern electric fire giving a great focal point to the room and cosy feel in the wintry month, also comprising wall mounted radiator , dark wood laminate flooring and aerial point.

BREAKFAST KITCHEN

13'5 x 8'6 (4.09m x 2.59m)

A generously sized kitchen/diner offering an array of white wall and base units providing plenty of storage space, contrasting laminate wood effect work surfaces, round stainless steel one bowl sink and drainer with matching mixer tap, inset electric hob, integrated electric oven, extractor above, under counter space and plumbing for washing machine and dryer, space for tall fridge/freezer, inset spotlights, wall mounted radiator and uPVC French sliding doors lead directly onto the garden.

MASTER BEDROOM

11'6 x 8'10 (3.51m x 2.69m)

A sumptuous master suite, this bright and calming bedroom hosts two front facing uPVC window, spot lights, built in wardrobes plus storage cupboard and two wall mounted radiator.

BEDROOM 2

10'6 x 7'3 (3.20m x 2.21m)

A good sized second bedroom comprising uPVC window and wall mounted radiator.

BEDROOM 3

7'7 x 5'11 (2.31m x 1.80m)

A further good sized single bedroom comprising wall mounted radiator and uPVC window to the rear.

BATHROOM

7'3 x 4'11 (2.21m x 1.50m)

A sizeable family bathroom, boasting calming; neutral tones, comprising bath with glass waterfall mixer tap with electric shower over, low flush WC, white pedestal sink, wall mounted chrome heated towel rail, inset spot, wall mounted mirrored cabinet, cream tiled flooring and frosted uPVC window.

GARAGE

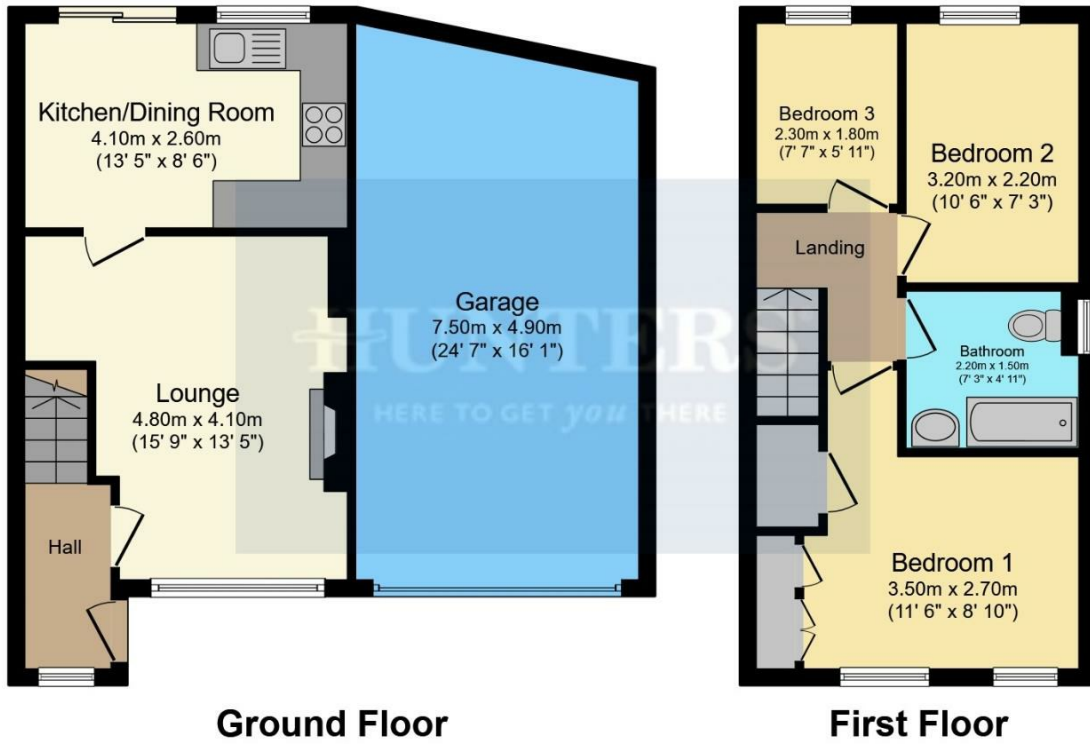
24'7 x 16'1 (7.49m x 4.90m)

Offering secure parking or that extra storage we all crave, boasting an invaluable electric roller shutter door, lighting, sockets, great potential to reconfigure garage, was also built with double footings ideal if you want to add that extension to create more space if desired.

EXTERIOR

The front of the property hosts blocked paved driveway providing much sought after off road parking. To the rear of the property is a fully enclosed, low maintenance, well landscaped, sun drenched garden, the garden is then laid to lawn, security lighting, wooden decked patio area great for entertaining in the summer months also comprising security lighting.

Floorplan



Ground Floor

First Floor

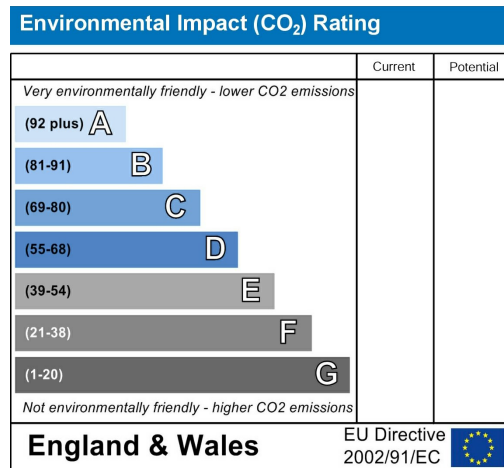
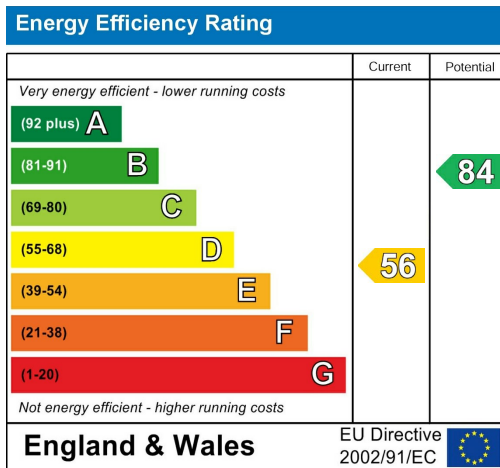
Total floor area 88.7 sq.m. (954 sq.ft.) approx

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). Powered by propertybox.io





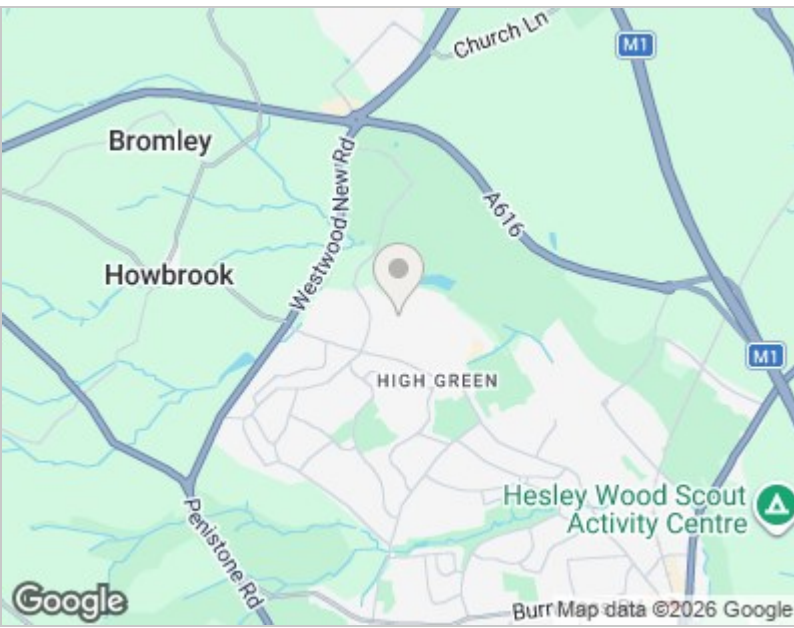
Energy Efficiency Graph



Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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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