
HUNTERS®
HERE TO GET you THERE
3 Moor End Road, Commonside, Sheffield, S10 1ND

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Asking Price £240,000

Moor End Road provides this impressive detached house offering space, comfort and convenience in a sought after location. Enter the accomodaion through the front into a useful porch. The hallway then leads past two storage cupboards and into the bright and spacious lounge. The lounge is complete with a fire place and provides access onto the private balcony - Perfect for unwinding after a long day. From the hallway, stairs lead down to the lower ground floor, comprising a second reception room, w/c, storage cupboard and dining kitchen. The dining kitchen holds a range of wall and base units, whilst providing ample space for a large table. The layout is thoughfully desigined allowing direct access out to the garden, and creating the perfect space for entertaining guests and socialising.

The first floor offers two generous double bedrooms and a family bathroom. The bedrooms are both well-proportioned and benefit from built in wardrobes. The bathroom caters to the needs of a busy household, and comprises bath with shower over, sink basin and w/c. Ascending to the second floor, you will find two additonal bedrooms and a storage cupboard, offering ample space for family members or guests.

Externally, the property benefits from a garage the front, providing parking, storage or workshop space depending on your needs. The rear yard is a quiet and secluded space with a patio area.

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626
sheffieldcrookes@hunters.com | www.hunters.com

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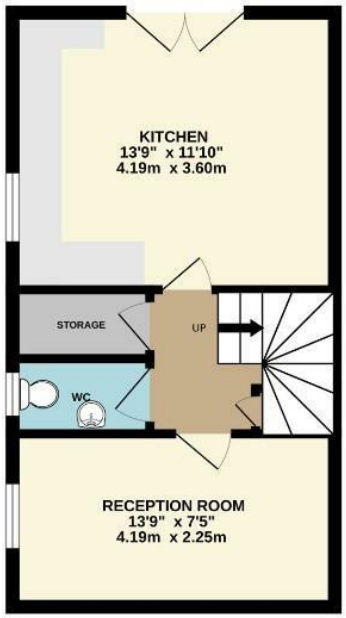
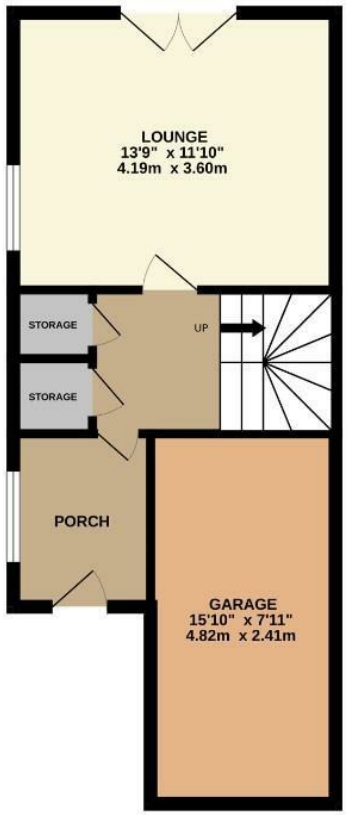
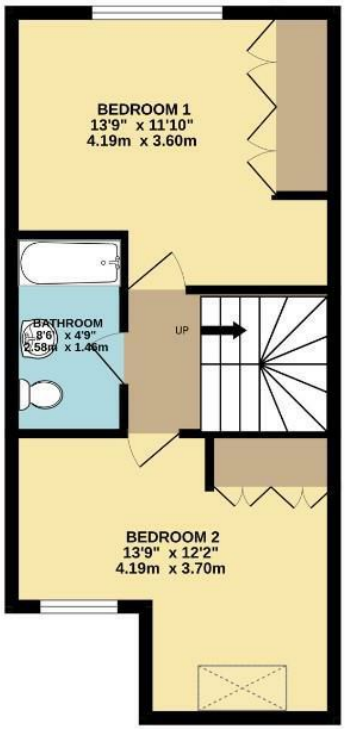
GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



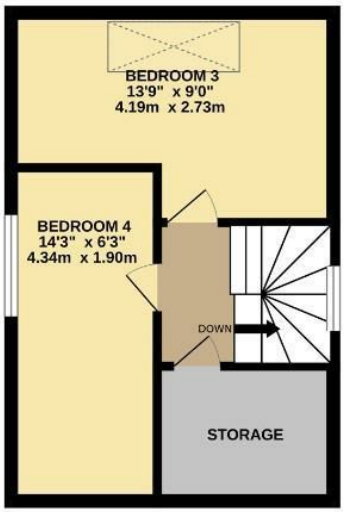
1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



2ND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



3RD FLOOR
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 1437 sq.ft. (133.5 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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GENERAL REMARKS

TENURE

We understand the property is Freehold.

RATING ASSESSMENT

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

VACANT POSSESSION

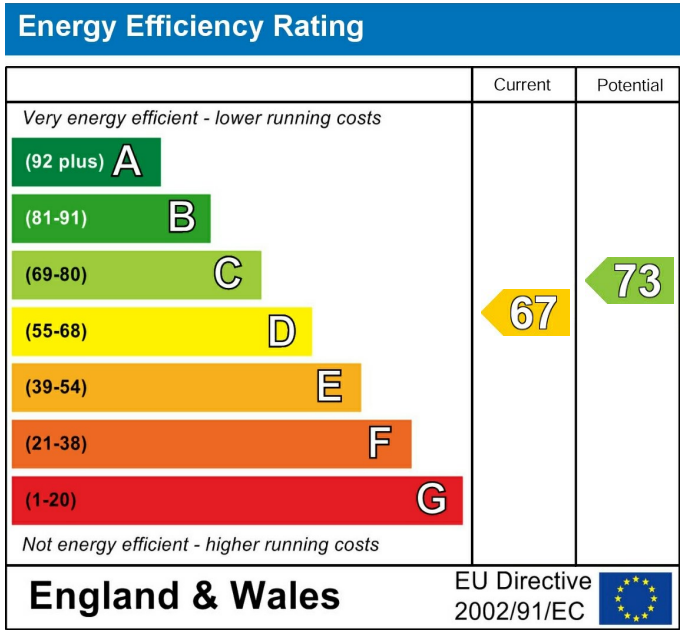
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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 CHECKS

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, Kotini, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Kotini will send a secure link for you to complete the checks electronically. A non-refundable fee of £50.00 per person will apply for these checks, and Kotini 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.











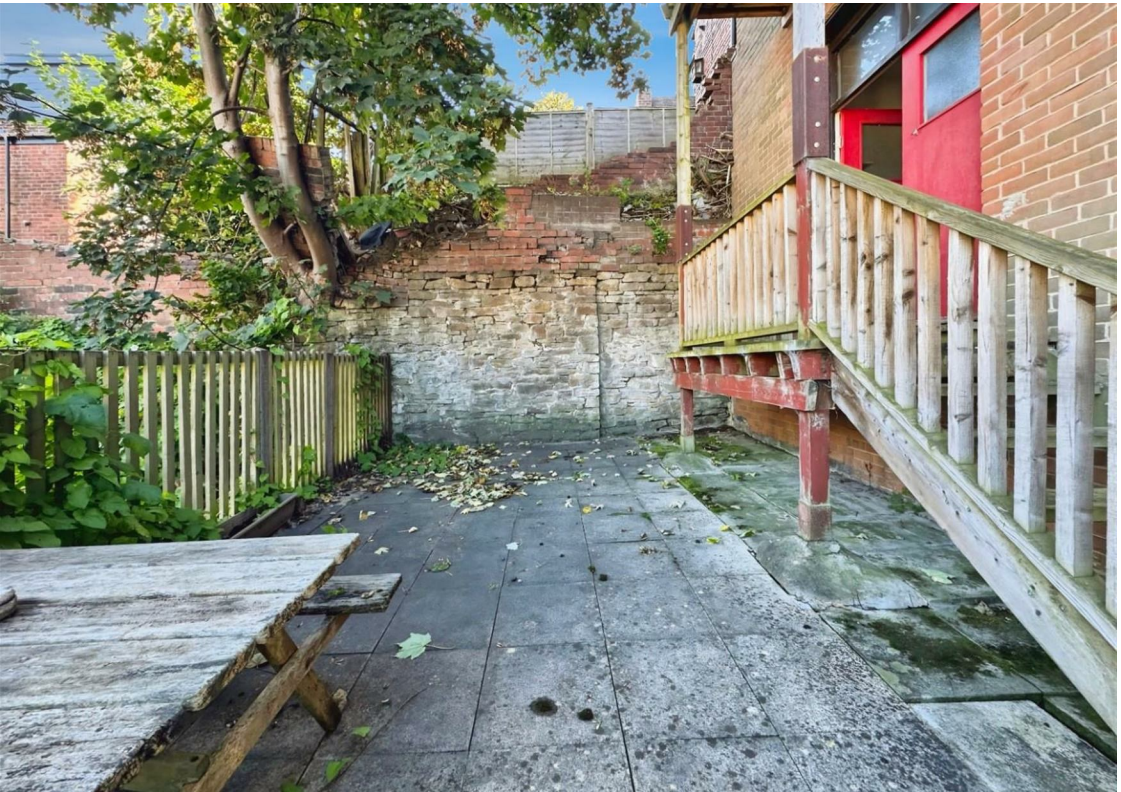










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