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HERE TO GET *you* THERE

436 Wordsworth Avenue, Parson Cross, S5

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Asking Price £160,000

Hunters Hillsborough are delighted to present an excellent opportunity for first-time buyers or savvy investors to purchase a three bedroomed semi detached house situated in the heart of Parson Cross. Giving good access to public transport, local shops and schools, the property boasts a spacious layout and the added benefit of a sun room overlooking the beautiful garden.

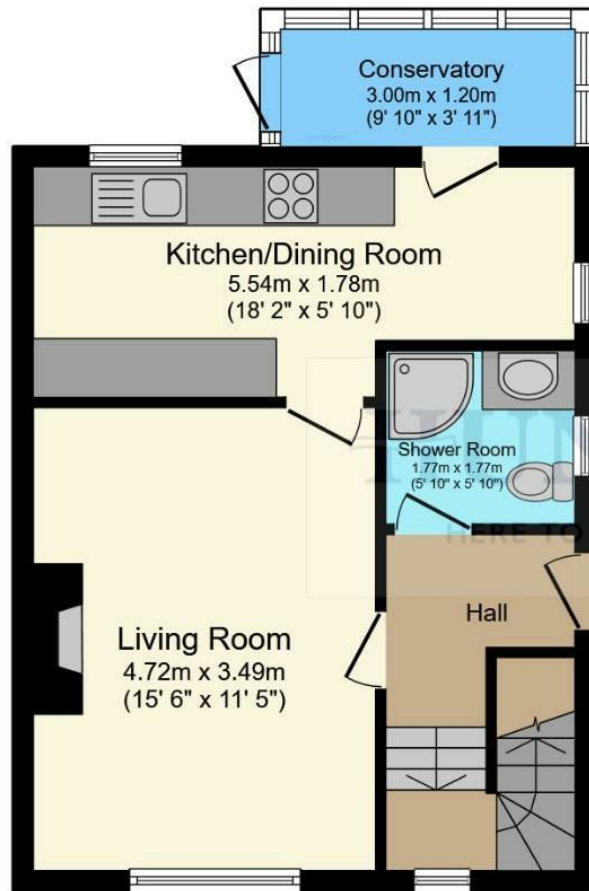
As you enter, you are greeted by a welcoming hallway that leads to a convenient shower room. The large lounge is perfect for relaxation and entertaining, seamlessly connecting to a delightful kitchen diner. From here, a door opens into a conservatory, providing a lovely space to enjoy the views of the garden throughout the seasons.

The master bedroom, located at the front of the house, offers a peaceful retreat, while the third bedroom is equipped with a range of fitted wardrobes, adding practicality to the space. Each room is filled with natural light, allowing for a bright and airy atmosphere that invites personal touches and creativity.

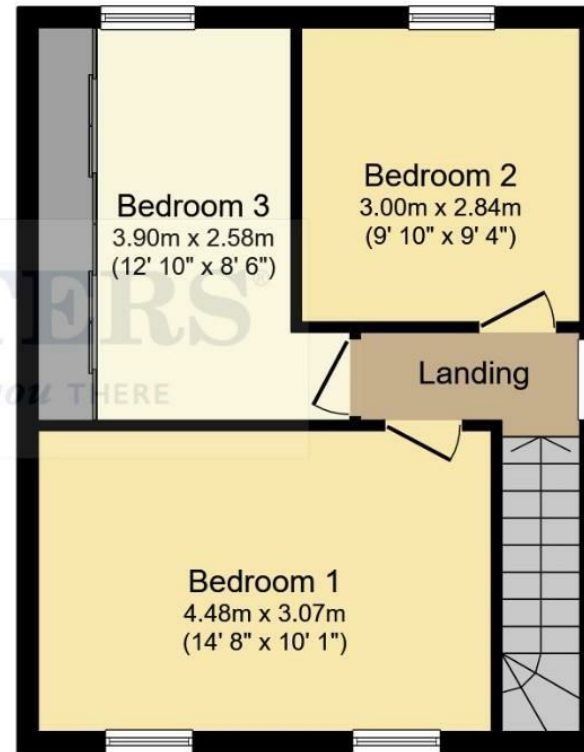
The outdoor area is a true highlight, featuring a superb garden complete with a resin patio that leads to a beautifully manicured lawn, all enclosed by a surrounding fence for privacy. Additionally, a potting shed is included in the sale, perfect for gardening enthusiasts or those seeking extra storage.

This property is ready for its new owner to make it their own, offering a wonderful blend of space, comfort, and potential in a desirable location. Don't miss the chance to view this inviting home that is brimming with possibilities.

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Ground Floor



First Floor

Total floor area 83.4 m² (897 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

General Remarks

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 A.

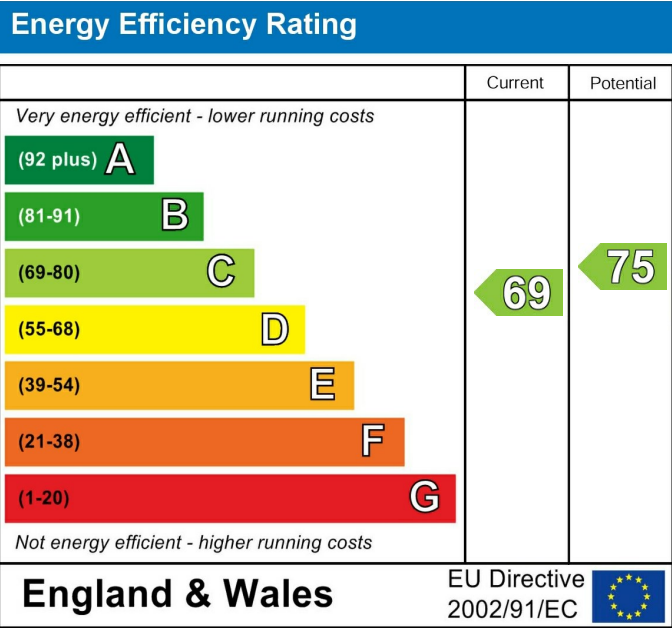
VACANT POSSESSION

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 requiremen

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.





