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Ashberry  
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34 Ashberry Gardens, Upperthorpe, Sheffield, S6 3GX



# 34 Ashberry Gardens, Sheffield, S6 3GX

## Offers Around £220,000

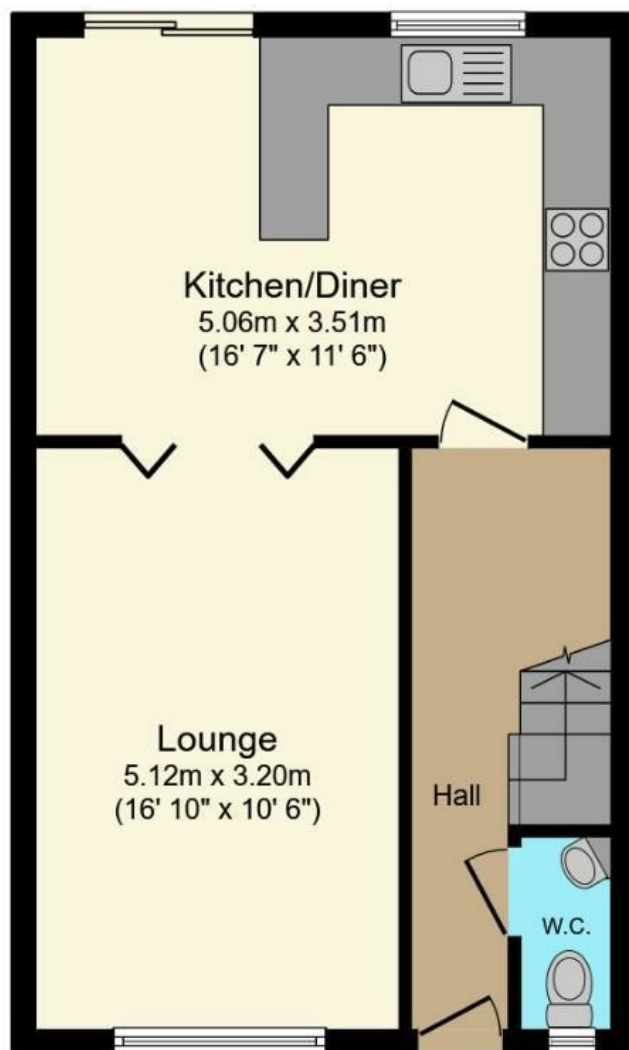
| COMPLETE CHAIN | PRIVATE FRONT AND REAR GARDEN | Located on Ashberry Gardens, this delightful three-bedroom house offers a perfect blend of modern living and outdoor space. The property boasts private front and rear gardens, providing a setting for relaxation and outdoor activities. The rear garden offers both patio and decking, ideal for a seating area. The sought after location of the property offers easy access to local shops and restaurants. With great transport links, the property is conveniently located to access universities and hospitals.

Upon entering, you will be greeted by the spacious lounge and contemporary open-plan dining kitchen, designed to cater to both culinary enthusiasts and those who enjoy entertaining. The kitchen has ample storage cupboards, and space for all appliances. This area is filled with natural light, creating a warm and inviting atmosphere for family gatherings or casual meals.

The ground floor also features a convenient W/C, adding to the practicality of the home. Upstairs, the three well-proportioned bedrooms offer ample space for rest and personalisation, making it an excellent choice for families or those seeking extra room for guests or a home office. The second bedroom comprises fitted wardrobes, creating a great storage space.

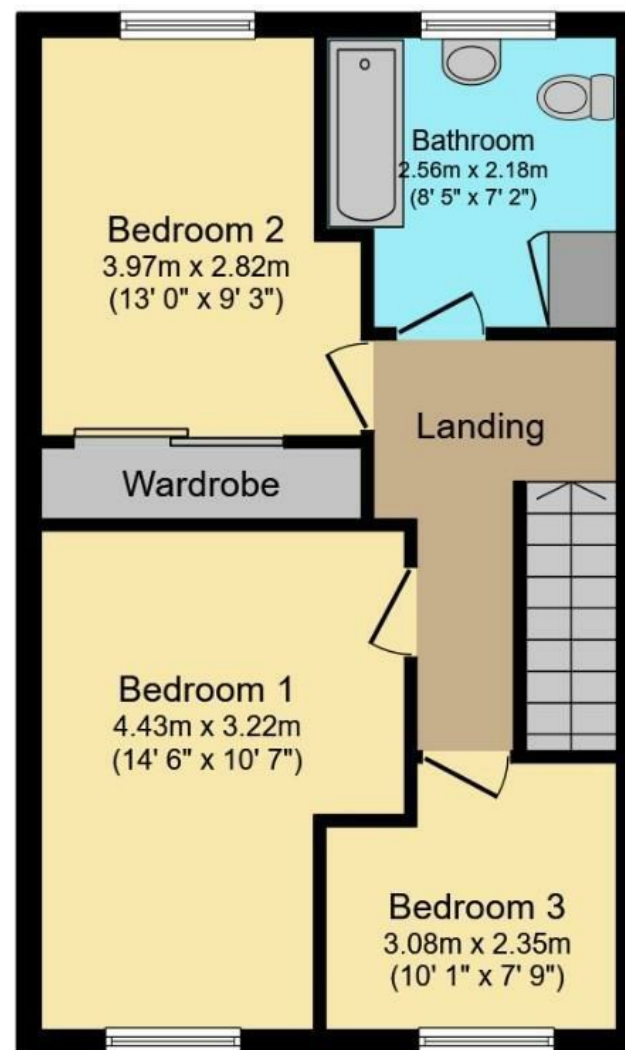
With its appealing layout and modern amenities, this property is not only a comfortable residence but also a wonderful opportunity to enjoy the benefits of a private garden in a friendly neighbourhood. Whether you are looking to make your first home or seeking a new family abode, this house in Upperthorpe is sure to impress.

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sheffieldcrookes@hunters.com | www.hunters.com



### Ground Floor

Floor area 44.2 sq.m. (475 sq.ft.)



### First Floor

Floor area 44.2 sq.m. (475 sq.ft.)

Total floor area: 88.3 sq.m. (951 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 [www.Propertybox.io](http://www.Propertybox.io)

GENERAL REMARKS

TENURE

This property is a 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

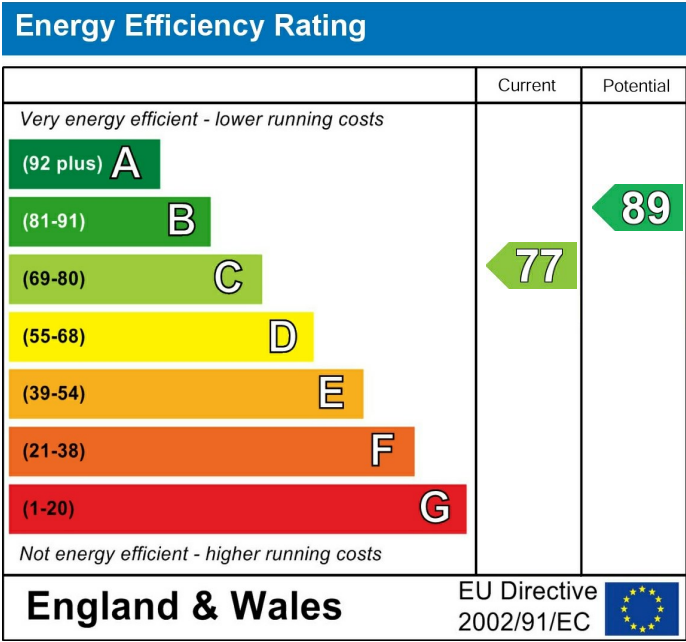
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.

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. 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.



