Nettleham Road, Woodseats, Sheffield, S8 8SX

- No Chain
- Neutrally decorated throughout
- Conveninent location
- Delightful rear garden
- Energy rating D
- Two bedroom mid-terrace property
- Large than average bathroom
- Excellent local Schools
- Brand new installed combination boiler

Asking Price £175,000

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Hunters of Hunters Bar are delighted to bring to market, this appealing two bedroom mid-terrace house presents an exciting opportunity for both first-time buyers and those seeking an ideal rental. The property has a neutrally decorated interior, providing a blank canvas for you to add your personal touch.

Upon entering, you will find a welcoming reception room that flows seamlessly into an open-plan dining kitchen which is designed for both functionality and style.

The property benefits from two bedrooms, larger than average well appointed bathroom and a brand new combination boiler.

Outside, the property benefits from a garden. This is predominantly laid to lawn, which is perfect for outdoor activities or simply enjoying the fresh air. As well as storage at the end of the garden.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are looking to settle down or invest, this mid-terrace house on Nettleham Road is a fantastic choice that combines comfort, style, and convenience.

Located just off Chesterfield Road on a quiet residential street, this property is perfectly located for access to local shops, restaurants and schools with great public transport links to and from the City Centre.

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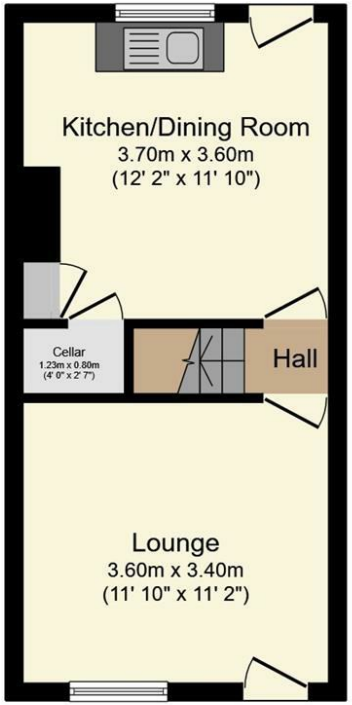
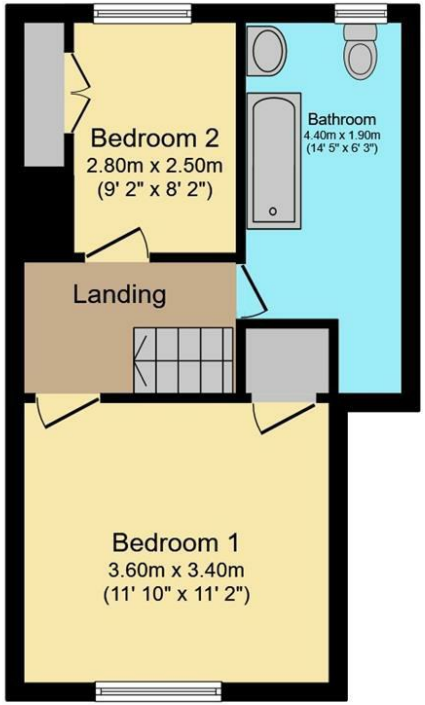


Ground Floor



First Floor

Total floor area 63.1 sq.m. (680 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 www.focalagent.com

Viewings

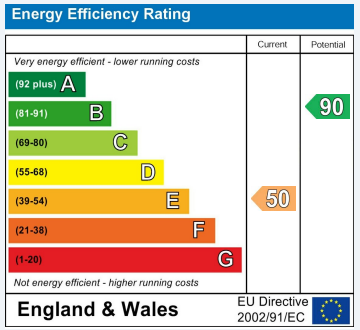
Please contact ,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

The Property Ombudsman

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