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HERE TO GET you THERE
50 Wesley Avenue, Swallownest, Sheffield, S26 4UW

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Asking Price £180,000

For the first time in decades, this three-bedroom semi-detached home is available to the market, presenting a fantastic opportunity to acquire a property on this popular residential estate. Having been lovingly owned for many years, the property would now benefit from a scheme of modernisation, offering prospective purchasers the chance to put their own stamp on the home whilst adding value.

Occupying a level plot, the property benefits from a driveway to the front providing off-street parking, whilst to the rear is a low-maintenance enclosed garden.

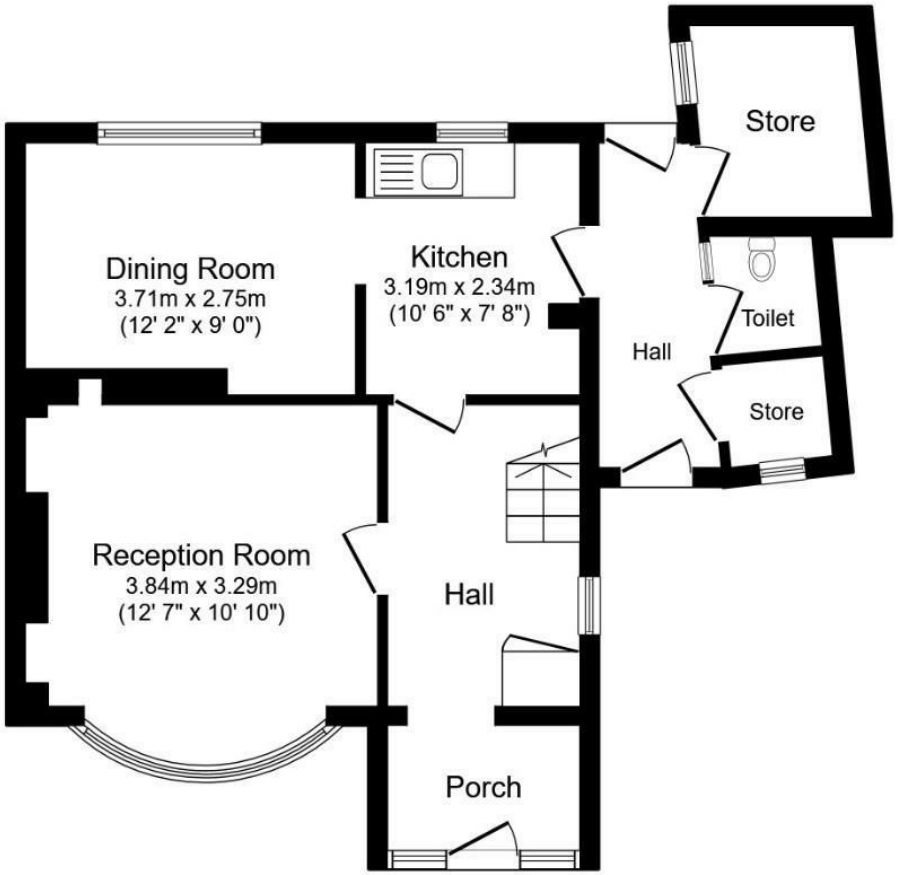
Internally, the accommodation comprises an entrance hall leading through to a front-facing lounge, complete with an attractive bow window. To the rear, the dining room adjoins the kitchen and offers excellent potential to create a stunning open-plan kitchen-diner, which could become the focal point of what has the potential to be a superb family home. A side hall provides access to a ground-floor W.C. and two useful storage cupboards.

To the first floor are two generously proportioned double bedrooms, a single bedroom and a family bathroom fitted with a coloured suite.

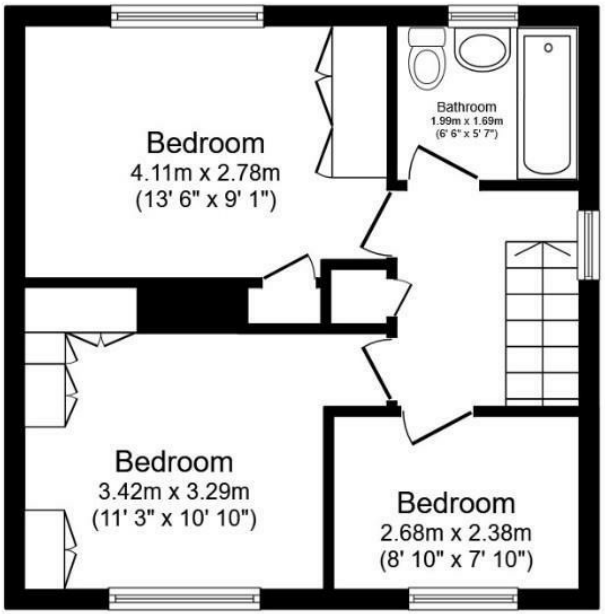
Aston is a popular residential suburb, with Wesley Avenue ideally positioned close to a wide range of local amenities including shops, cafés, schools, supermarkets and public transport links. The property also benefits from excellent motorway connections, making it ideally suited to commuters and those travelling further afield.

An excellent opportunity for families, first-time buyers or purchasers looking for a property they can modernise and truly make their own.

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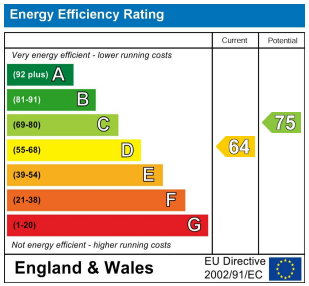
Ground Floor

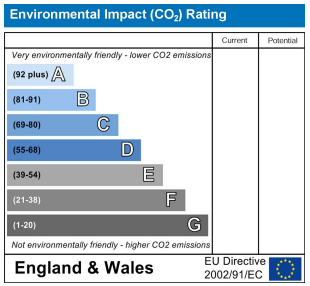


First Floor

Total floor area: 90.7 sq.m. (977 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





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. Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £54 inc. 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 set your property live.

General Remarks
GENERAL REMARKS

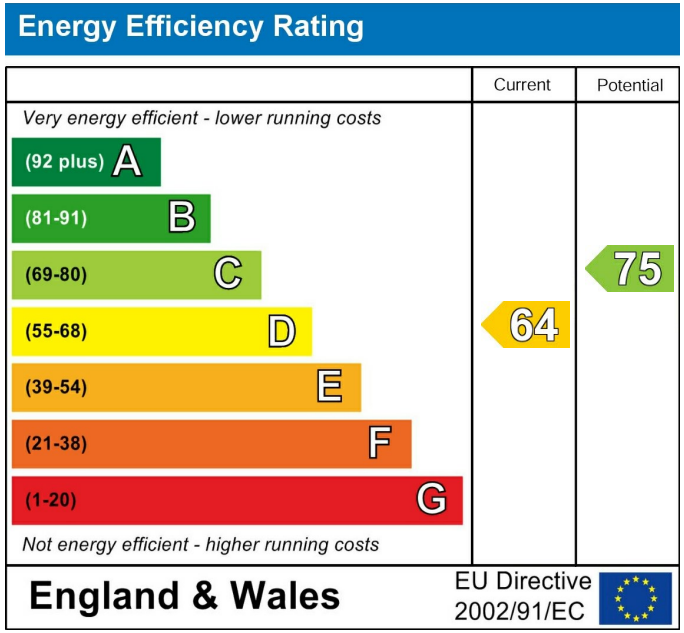
TENURE
This property is freehold.

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 requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.



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.


















GREECE















