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**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

33 Falmouth Road, Nether Edge, Sheffield, S7 2DG

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£240,000

| VERY WELL-PRESENTED | PRIVATE REAR GARDEN | Nestled on Falmouth Road in the charming Nether Edge area of Sheffield, this well-presented mid-terraced house offers a delightful blend of character and modern living. With two to three bedrooms, this property is perfect for families or professionals seeking a comfortable home.

As you enter, you are greeted by a spacious bay-windowed living room, adorned with beautiful exposed wood flooring and original decorative coving, creating a warm and inviting atmosphere. An inner lobby leads you to the first floor, while the dining room at the rear features a lovely fireplace, adding a touch of elegance and warmth. This room also provides access to a useful cellar, perfect for additional storage.

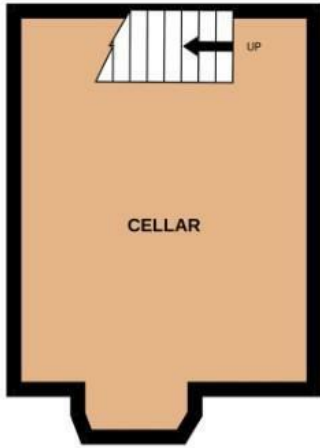
The off-shot kitchen is practical and well-equipped, boasting matching wall and base units that offer ample storage space. Moving to the first floor, you will find a landing that leads to the primary bedroom at the front, which is generously sized. An occasional second bedroom provides flexibility for use as a guest room or study, and it leads to a modern white bathroom, designed for convenience and comfort.

The second floor hosts a further bedroom, ideal for older children or guests, ensuring everyone has their own space. Externally, the property features a pleasant rear garden with no through access, providing a peaceful retreat for relaxation or outdoor entertaining. Additionally, there are two brick-built stores, offering further storage solutions.

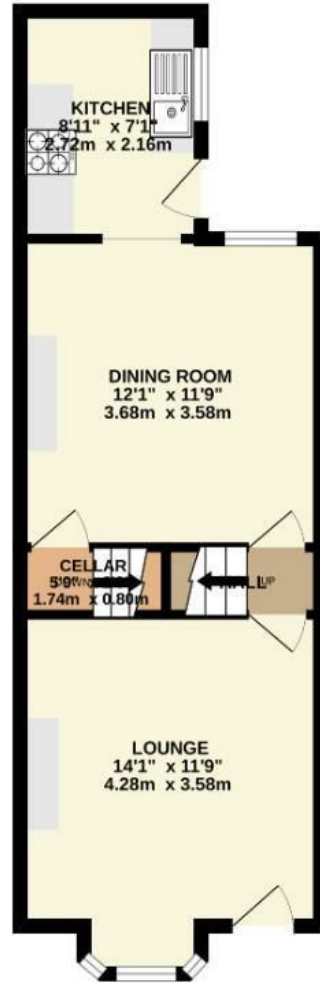
This charming home combines traditional features with modern amenities, making it a wonderful opportunity for those looking to settle in a vibrant and friendly community. Don't miss the chance to make this lovely property your own.

Hunters Sheffield - Crookes 208 Crookes, Sheffield, S10 1TG | 0114 266 6626  
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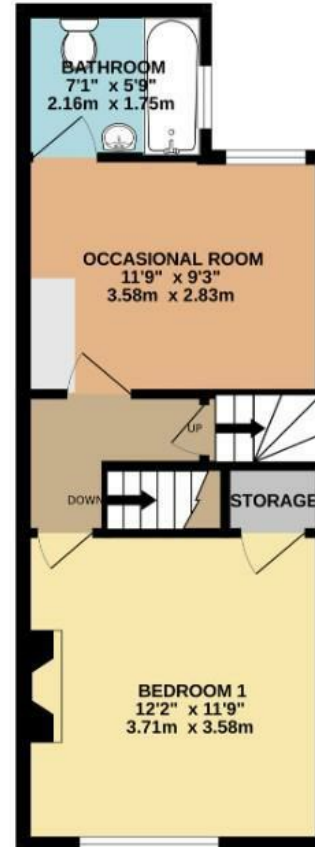
**BASEMENT**  
182 sq.ft. (16.9 sq.m.) approx.



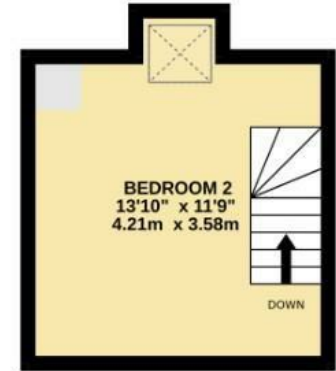
**GROUND FLOOR**  
388 sq.ft. (36.0 sq.m.) approx.



**1ST FLOOR**  
352 sq.ft. (32.7 sq.m.) approx.



**2ND FLOOR**  
147 sq.ft. (13.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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.

## GENERAL REMARKS

### TENURE

This property is long Leasehold with a term of 800 years from March 1898 at a ground rent of £2.10 per annum.

### 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.

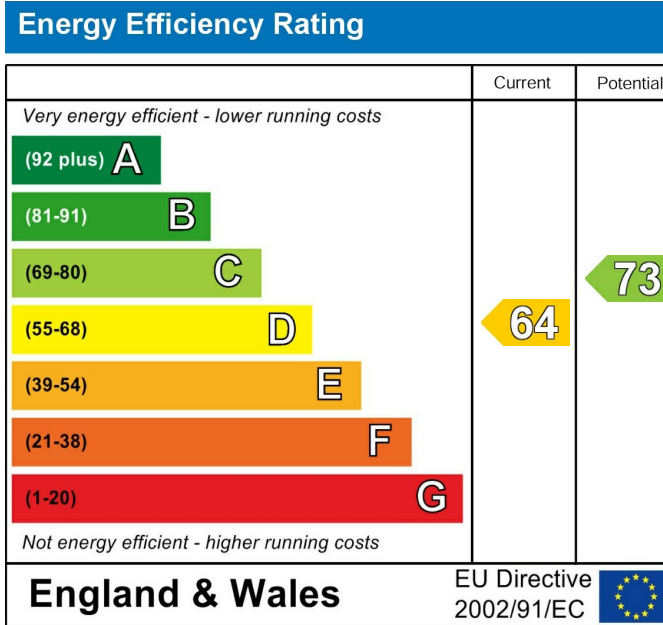
### MORTGAGE FACILITIES

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.**

### 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, 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.



