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25 Sunny Bank, High Green, Sheffield, S35 4NP

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Guide Price £145,000

- NO VENDOR CHAIN

In the charming area of Sunny Bank, High Green, Sheffield, this modern townhouse presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this home is designed for comfortable living. The spacious reception room offers a welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this property is the large kitchen and dining room, which provides ample space for family meals and gatherings. The contemporary design ensures that this area is both functional and stylish, making it the heart of the home.

Step outside to discover a private garden, an ideal retreat for enjoying the outdoors, whether it be for gardening, children's play, or simply unwinding after a long day.

The location of this townhouse is particularly advantageous, situated close to a variety of shops and schools, making daily errands and family life convenient. Additionally, the proximity to the motorway ensures easy access to surrounding areas, perfect for commuters.

This property is a wonderful blend of modern living and practicality, making it a must-see for anyone looking to settle in a vibrant community.

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25 Sunny Bank

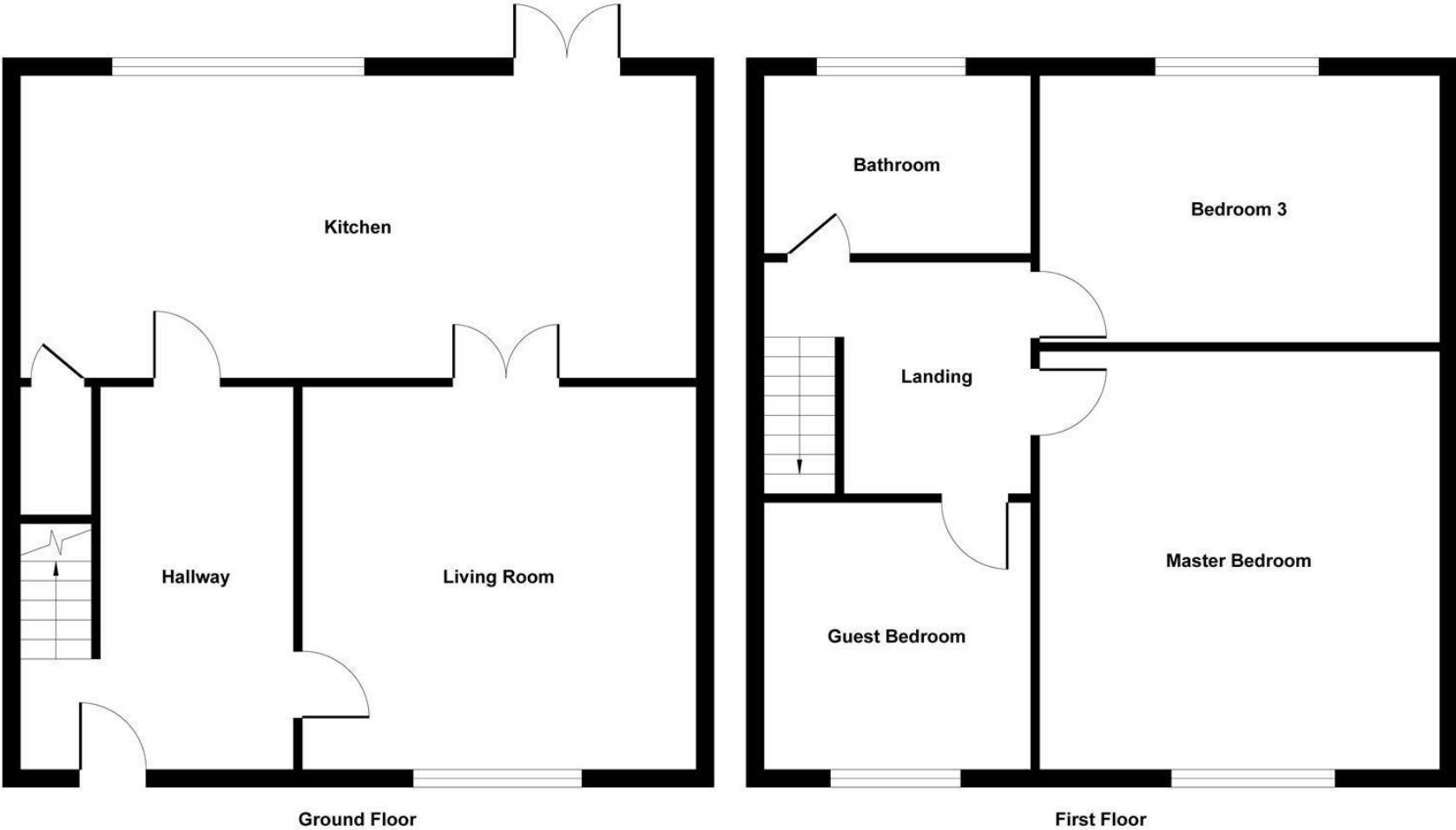


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Entrance hall

Kitchen/ Diner

16'0" x 8'2"

Living room

9'10" x 11'5"

Landing

Bathroom

6'6" x 7'2"

Bedroom 1

14'9" x 15'5"

Bedroom 2

9'10" x 9'10"

Bedroom 3

13'1" x 9'10"

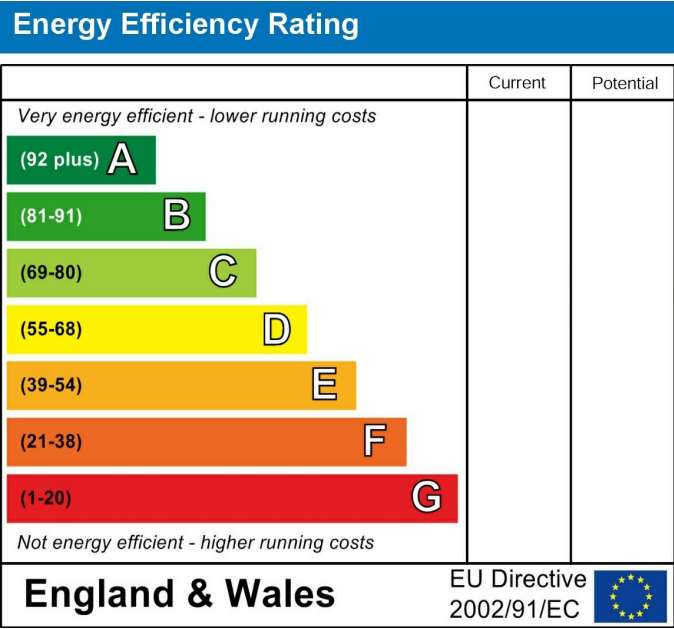
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Not all items available in the pictures will be included in the sale and we therefore

ask that you clarify this with the agents prior to purchase.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check availability and book a viewing appointment prior to travelling to view.



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.









