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138 Colley Road, Sheffield, S5 9GU

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Guide Price £150,000

****Guide Price £150,000 - £160,000****
Hunters Hillsborough are delighted to present a charming semi-detached home set on an enviable corner plot. This property boasts an extensive driveway accommodating multiple vehicles, along with a detached garage primarily used for storage. This is an excellent opportunity for those seeking a comfortable and spacious home nestled on Colley Road.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient downstairs W/C. The lounge, located at the front of the house, boasts neutral decor and delightful views of the garden, creating a warm and inviting atmosphere. The kitchen diner is a standout feature, equipped with a comprehensive range of wall and base units, providing ample countertop space for all your culinary needs. A door from the kitchen leads to a practical boot room/utility area, offering additional storage and access to the rear of the property.

The upstairs area is equally impressive, with both bedrooms featuring built-in wardrobes, ensuring plenty of storage while maintaining a spacious feel. The family bathroom is fitted with a classic white three-piece suite and includes a shower over the bath, catering to all your bathing needs.

The low-maintenance front lawn adds to the appeal, while the private rear courtyard provides a perfect spot for enjoying your morning coffee in peace.

Offered for sale with no onward chain, this delightful home is a must-see. Viewing is highly recommended to fully appreciate the generous plot size and the many features this property has to offer.

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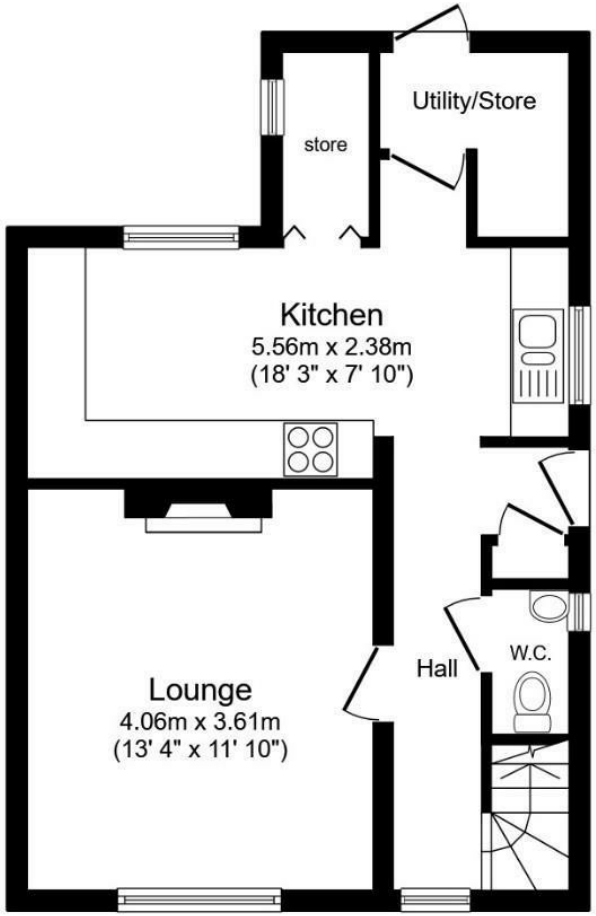
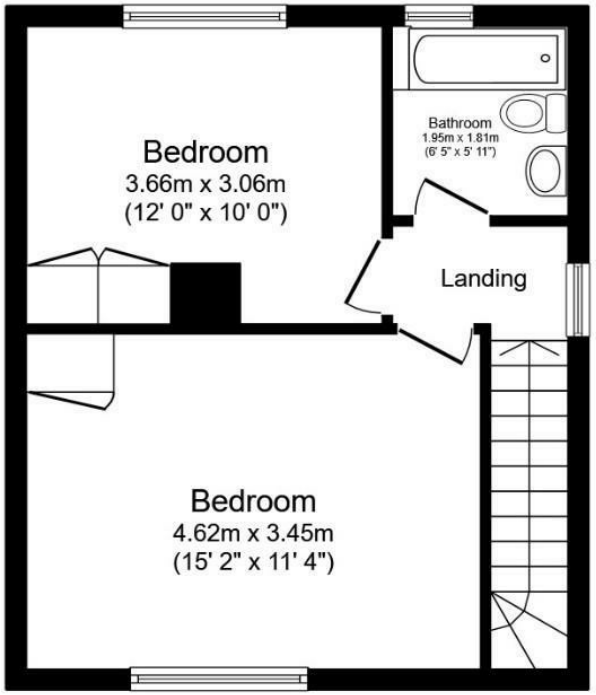


Ground Floor



First Floor

Total floor area: 79.6 sq.m. (856 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

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.

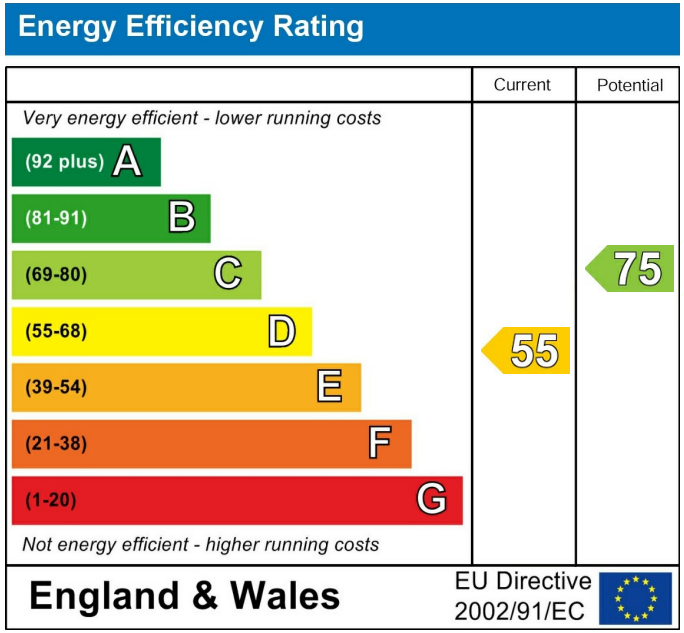
VACANT POSSESSION

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 requirement

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.