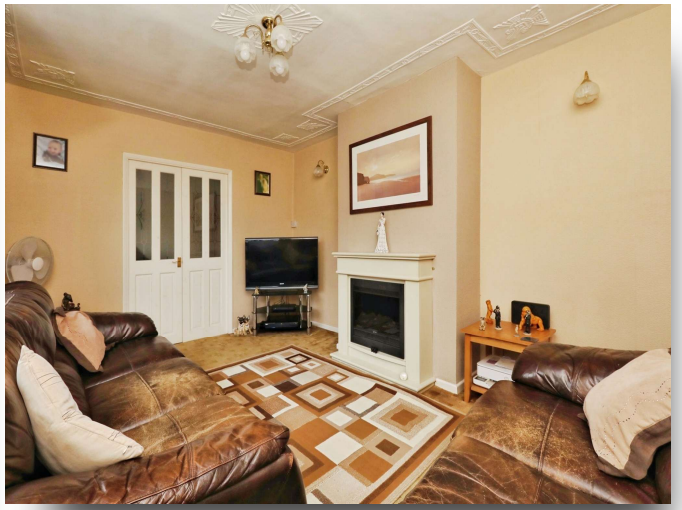






Rainbow Avenue,Hackenthorpe Sheffield S12 4AX

william h brown

welcome to

Rainbow Avenue, Hackenthorpe Sheffield

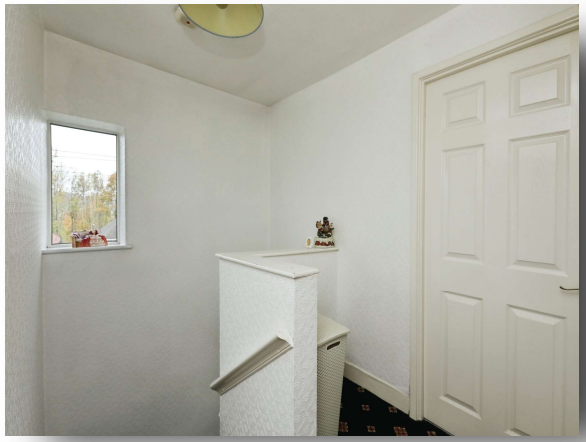
GUIDE PRICE £180,000 - £190,000 Three bedroom semi detached property well placed for public transport links and local amenities. The property may ideally suit first time buyers and in brief comprises: lounge and dining room, three bedrooms and bathroom. Front and rear enclosed gardens.













Hall
Having a side entrance door, radiator and stairs leads to the first floor accommodation.

Dining Kitchen
Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Gas hob and electric oven with extractor above. Space and plumbing for washing machine and dishwasher. Front and rear facing double glazed windows and radiator. A door leads to the garden.

Lounge
Rear facing double glazed window and radiator.

Landing
Boarded loft which is accessed via pull down ladders.

Bedroom One
Rear facing double glazed window and radiator.

Bedroom Two
Rear facing double glazed window and radiator.

Bedroom Three
Side facing double glazed window and radiator.

Bathroom
A suite comprising bath with shower above, vanity sink unit and concealed wc. Radiator and two front facing double glazed widows.

Drive & Garage
A shared access driveway leads to the garage.

Gardens
There is an enclosed fenced garden to the rear of the property with mature fruit trees and paved seating area. Further lawn to the front.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Rainbow Avenue, Hackenthorpe Sheffield

- Three bedroom semi detached property
- Dining Kitchen
- Ideal for first time buyers
- Good access to local amenities
- Shared access drive and garage

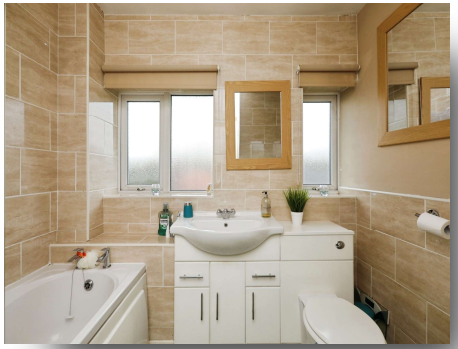
Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£180,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CPK115144

The Property Ombudsman

Property Ref:
CPK115144 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

0114 247 1421

crystalpeaks@williamhbrown.co.uk

Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.