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HERE TO GET *you* THERE

25 Wellgreen Road, Stannington, Sheffield, S6 6DE

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Asking Price £150,000

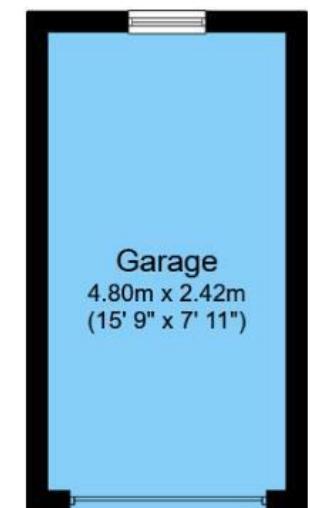
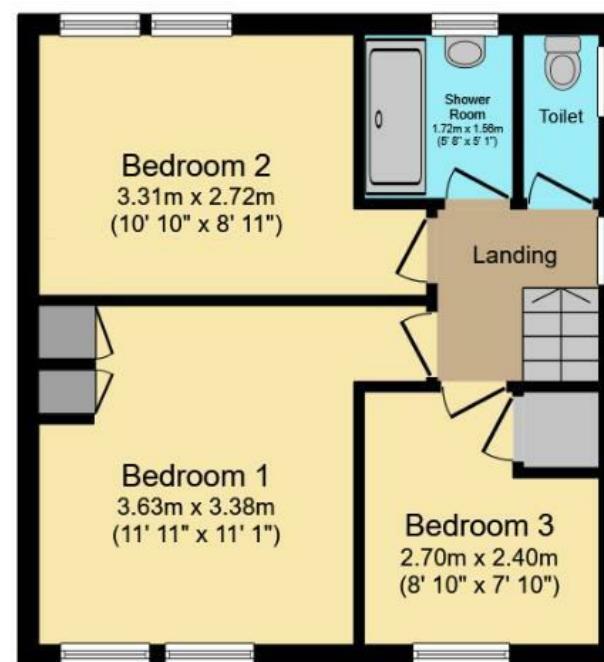
\*\*\* CASH BUYERS ONLY \*\*\* | CHAIN FREE | THREE BEDROOMS | Nestled on Wellgreen Road in the charming area of Stannington, this semi-detached house presents an excellent opportunity for those looking to create their dream home. With three spacious bedrooms, this property is perfect for families or individuals seeking extra space. The house features two inviting reception rooms, providing ample room for relaxation and entertaining guests.

While the property is in need of modernisation, it offers a blank canvas for buyers to infuse their personal style and preferences. The potential to transform this house into a contemporary living space is truly exciting. Additionally, the convenience of off-street parking is a significant advantage, ensuring that you will never have to worry about finding a parking spot.

One of the standout features of this property is that it comes with no onward chain, allowing for a smoother and quicker transaction process. This is particularly appealing for those eager to move in without unnecessary delays.

In summary, this three-bedroom semi-detached house on Wellgreen Road is a fantastic opportunity for anyone looking to invest in a property with great potential in a desirable location. With its spacious layout and the chance to modernise, it is sure to attract interest from a variety of buyers. Don't miss out on the chance to make this house your home.

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**Total floor area: 100.8 sq.m. (1,085 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](http://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.

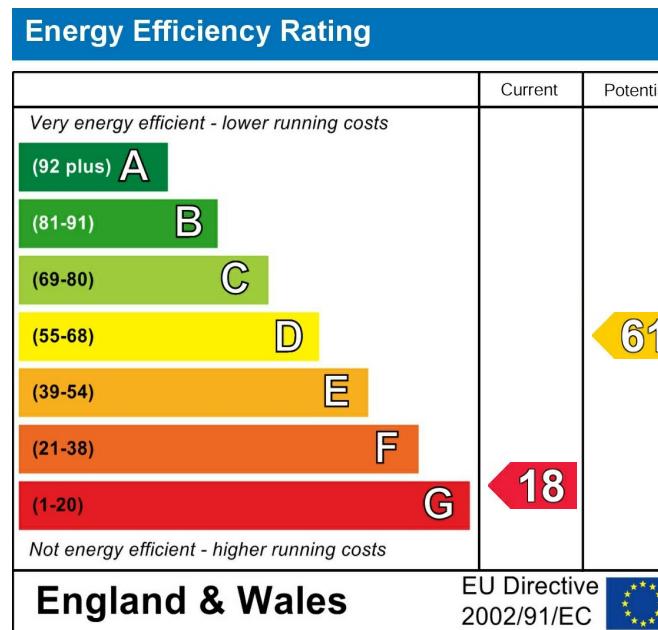
### MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

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

### 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.









