



Hunstone Avenue, Sheffield S8 8GE

Guide Price £325,000

Guide Price £325,000 - £350,000

SK Estate Agents are delighted to offer to the market for SALE WITH NO ONWARD CHAIN this superbly presented three bedroom, semi-detached property situated on this quiet road in the popular neighbourhood of Norton. This spacious home is located just a short distance from local shops, Graves Park, St James Retail Park and good local schools. Ideally suited to families, first time buyers or those looking to downsize, the accommodation briefly comprises: entrance hallway, lounge, dining kitchen, large conservatory, downstairs WC, three bedrooms, shower room, separate WC, and pull down ladder access to an occasional room and shower room. Boasting a NEST thermostat, delightful rear garden, garage and a block paved driveway providing off-road parking. A viewing is highly advised to appreciate the standard of property on offer.

Tenure: Leasehold

Virtual Tour Available



Entrance Hallway

Entrance through front facing composite door into entrance hallway. Having tiled flooring, gas central heating and stairs rising to first floor. Also providing access to under stairs WC.

Downstairs WC

Fitted with white suite comprising low flush WC with bidet and corner vanity sink. Having tiled flooring and housing the fuse board.

Lounge

11'9" x 14'9" (3.59m x 4.52m)

Front facing lounge the focal point being the gas fire with marble heart and surround and wooden mantle. Having UPVC double glazed bay window, carpeted flooring and gas central heating radiator.

Dining Kitchen

17'10" x 11'4" (5.45m x 3.46m)

Fitted with a good range of grey gloss wall and base units with contrasting work surface incorporating five ring gas hob with extractor over and gas oven beneath. Having rear facing UPVC double glazed window, modern radiator, UPVC double glazed doors opening into conservatory, tiled flooring and one and a half bowl composite sink with mixer tap and drainer. Also having space for washing machine, tumble dryer, dishwasher, microwave oven and freestanding fridge freezer.

Conservatory

10'6" x 12'0" (3.22m x 3.66m)

Currently used as a formal dining space having laminate flooring and UPVC double glazed windows. Also having UPVC double glazed french doors opening onto rear garden.

Landing

Having laminate flooring and providing access to first floor accommodation. Also having side facing UPVC double glazed obscured glass window and access to loft via drop down ladder.

Bedroom One

10'8" x 12'4" (3.27m x 3.77m)

Front facing double bedroom having UPVC double glazed window, carpeted flooring and gas central heating radiator. Also benefiting from range of fitted wardrobes.

Bedroom Two

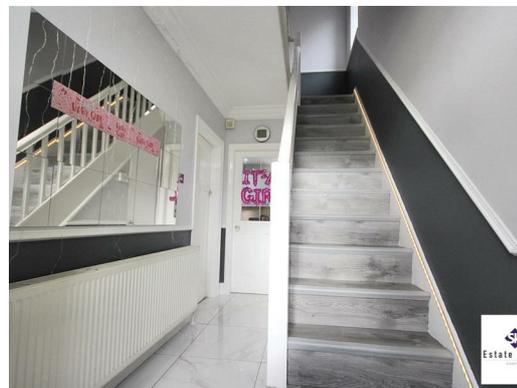
9'5" x 11'4" (2.88m x 3.46m)

Further good sized double bedroom having rear facing UPVC double glazed window, carpeted flooring and gas central heating radiator. Having a range of fitted wardrobes.

Shower Room

5'6" x 5'6" (1.69m x 1.70m)

Fitted with white suite comprising: corner shower cubicle with electric power shower, low flush WC with bidet and vanity sink unit. Having rear facing UPVC double glazed obscured glass window, aqua board to walls, vinyl floor tiles and chrome heated towel rail.



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Separate WC

Having side facing UPVC double glazed obscured glass window, tiled walls, vinyl flooring and spot lighting to the ceiling also having space saving low flush WC with sink over cistern.

Bedroom Three

6'3" x 7'7" (1.93m x 2.33m)

Single bedroom having carpeted flooring, front facing UPVC double glazed window and gas heating radiator. Also having fitted wardrobe storage.

Occasional Room

12'9" x 14'8" (3.90m x 4.48m)

Accessed via drop down loft ladder from landing and having cushioned flooring, Velux windows to front and side aspects and spot lighting to the ceiling. Also having storage to eaves.

Occasional En-Suite

3'8" x 6'8" (1.14m x 2.05m)

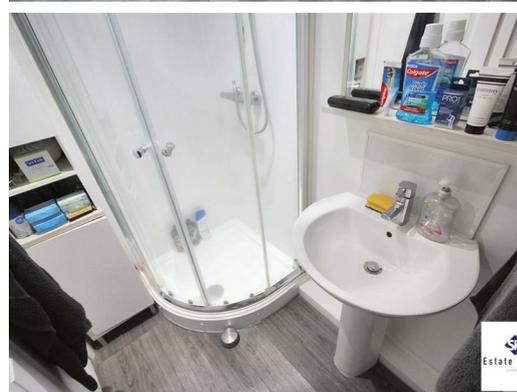
Occasional en suite with corner shower cubicle, pedestal wash hand basin and low flush WC.

Outside

The rear garden is mainly laid to lawn but also boasts patio providing space for outdoor seating. Also benefiting from two large metal sheds providing ample storage space.

Garage

Having side facing UPVC double glazed window, power, lighting and up and over door.



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



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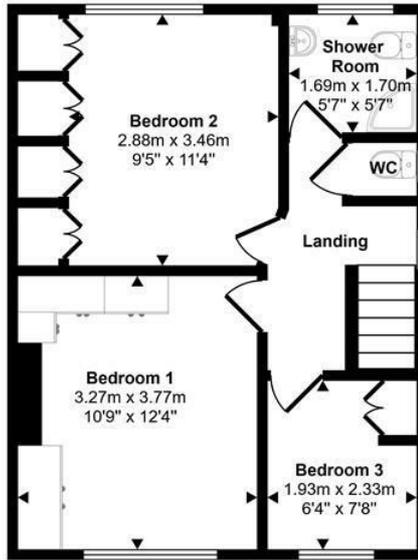
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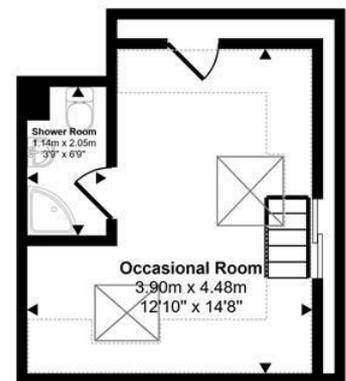
Approx Gross Internal Area
114 sq m / 1228 sq ft



Ground Floor
Approx 55 sq m / 588 sq ft



First Floor
Approx 40 sq m / 430 sq ft



Second Floor
Approx 20 sq m / 210 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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