

# SWIFT & CO.

## CHARTERED SURVEYORS

Commercial and  
Industrial Consultants

Established 1936



Hamilton Chambers, 56 Birley Moor Road, Sheffield, South Yorkshire S12 4WD  
Tel: 0114 265 1023 (3 Lines) Fax: 0114 264 5218

Internet: [www.swiftandco.com](http://www.swiftandco.com)

E-mail [surveyors@swiftandco.com](mailto:surveyors@swiftandco.com)

REGULATED BY RICS

VAT No. 471 101491

FOR SALE

### 2-BEDROOMED DETACHED BUNGALOW



### 363 HALL ROAD, HANDSWORTH, SHEFFIELD, S9 4AF

Very conveniently situated in the popular, well established area of Handsworth is this excellent, recently constructed, detached bungalow.

Originally built to a high standard as a Doctor's surgery, the property now offers a rare opportunity to acquire an ideal property to suit a single individual or a couple and in particular may appeal to those with disabilities due to the wide internal doors.

The bungalow is close to local shops, schools, public transport and parks. It is also within easy reach of the shopping centres at Darnall, Handsworth and Meadowhall. Being within a few minutes drive of Sheffield Parkway, the M1 Motorway and other towns are conveniently assessible.

The property itself is a short walk from Handsworth Road via Willow Drive.

#### ACCOMMODATION

*(Measurements are approximate and should not be relied on)*

ENTRANCE HALL: 3.26m x 3.0m (10'8" x 9'10") overall.

A larger than average hallway with full-sized glazed vestibule providing substantial daylight into the property gives access to all rooms. There is a useful built-in store cupboard.

N.B. The hall is large enough to use as a further room.

SITTING ROOM: 3.0m x 3.0m (9'10" x 9'10") with picture window facing the garden area.  
TV and Telephone Points. Ample sockets.

DINING KITCHEN: 3.70m x 2.7m (12'1" x 8'10") well fitted with range of units

REAR BEDROOM 2: 3.1m x 2.7m (10'2" x 8'10") overall with picture window to rear. Ample sockets.

REAR BEDROOM 1: 3.34m x 3.0m (11'2" x 9'10") with window to rear.

Managing Agents Lease Negotiations Rent Reviews Valuers & Auctioneers  
Structural Surveys Home Surveys & Valuations Development Advisors  
Licensed Trade & Rating Valuers Probate Residential Leasehold Valuations Estate Agency

BATHROOM: 2.45m x 1.8m (8'0" x 5'11") to side.  
Spacious area with large walk-in shower room having glass enclosed, fitted Triton shower and shower tray.  
W.C. and wash basin in white. Part tile surround.

#### EXTEROR AND GARDENS:

To the front is a good brick-built boundary wall with double steel gates opening into the small, block-paved driveway. This accesses the block-paved path around the bungalow.

There is a small garden area to the front, well stocked with shrubs and plants.

The side is easily maintained and will suit those with limited time and ability.

#### SERVICES:

All mains services are available. The property has the benefit of double-glazed windows and external doors. It also has underfloor central heating fed from the central heating boiler in the kitchen.

#### TENURE

We are given to understand that the tenure of the property is freehold. Prospective purchasers must assure themselves that this correct. No responsibility is accepted for incorrect information.

#### COUNCIL TAX

The Council Tax is given as being in Band .

#### ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC will be provided upon request. The Energy Efficiency Rating is given as Band C.

#### PRICE

Offers around £120,000

#### VIEWING

Strictly by appointment with Swift & Co. Telephone: 0114 2651023 or E-mail: [surveyors@swiftandco.com](mailto:surveyors@swiftandco.com)

#### CAVEATS

SWIFT & CO FOR THEMSELVES AND FOR THE VENDORS OR LESSORS OF THIS PROPERTY, WHOSE AGENTS THEY ARE, GIVE NOTICE THAT:

1. These particulars are produced in good faith and set out as a general guide only and do not form part of or constitute a contract. There is no guarantee given as to accuracy of descriptions, measurements or usage or occupation, or any other details contained herein. Prospective purchasers or tenants must rely entirely upon their own investigations.
2. No person in the employment of the agent has any authority to make or give any representation or warranty whatsoever in relation to this property.
3. The property is offered for sale subject to contract.
4. Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any fittings, appliances or services are in good condition or working order.
5. All measurements and areas are approximate.
6. No investigations have been made regarding pollution or potential land, air or water contamination.
7. All interested parties must carry out their own investigations upon this property.

Ref: PHS/12.09.2017