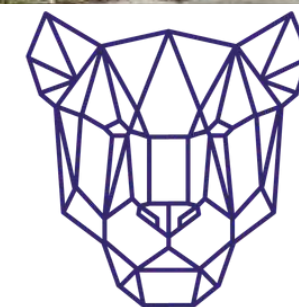




Asking Price £200,000

Ashtree Gardens, Sheffield, S36 9AD

 x3  x1  x1



**PANTERA
PROPERTY**



Pantera property welcome to the market, a spacious, three-bedroom mid-terraced home with off-street parking.

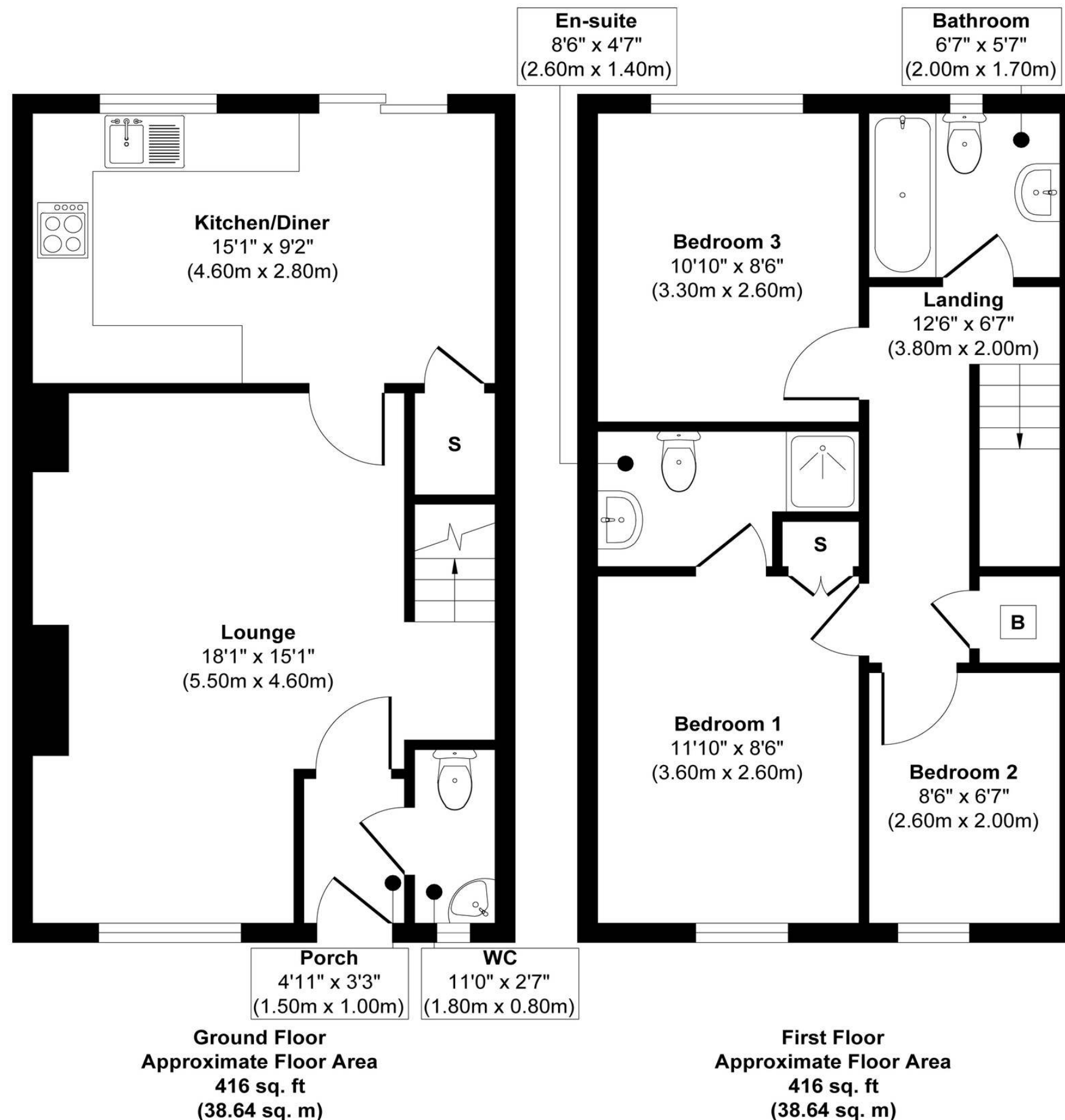
Property Description

The property is a three-bedroom mid-terraced house extending to approximately 832 sq.ft. of internal accommodation, arranged in a practical and well-balanced layout suited to both family occupation and investment purposes. Internally, the ground floor comprises an entrance hallway with W.C., a reception room providing comfortable living space, and a kitchen positioned to the rear of the property. To the first floor, there are three bedrooms, including a principal bedroom with ensuite facilities, together with a separate house bathroom serving the remaining bedrooms.

Externally, the property benefits from off-street parking to the side elevation, a particularly valuable feature in this location. To the rear, there is a garden area offering outdoor space suitable for general use and low-maintenance landscaping.

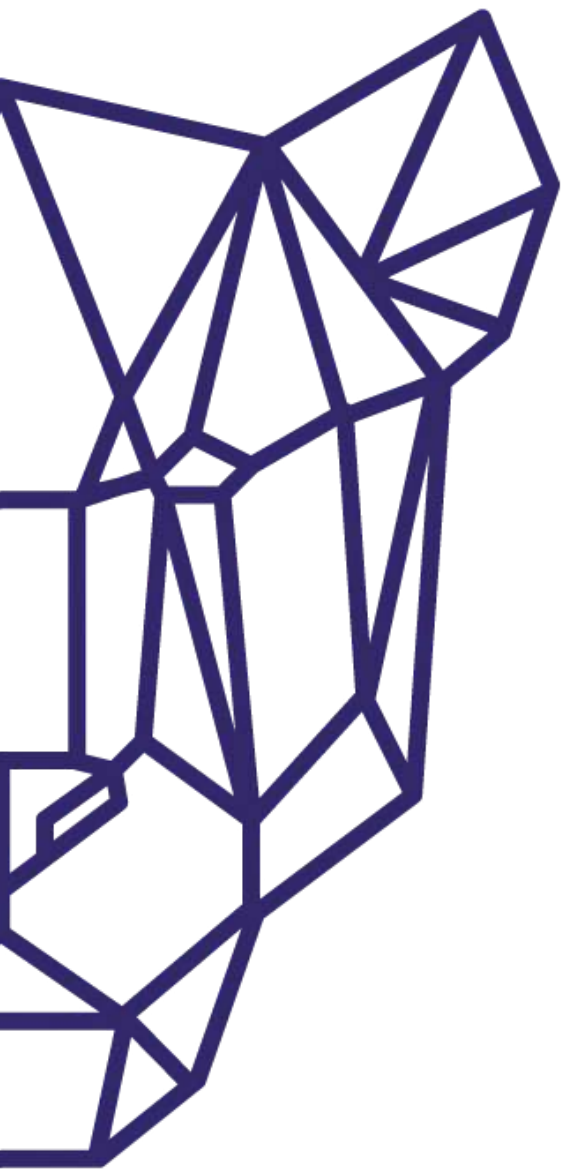
Please note the property is sold as seen.





Approx. Gross Internal Floor Area 832 sq. ft / 77.28 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Additional Information

Local Authority: Sheffield City Council	Tenure: Freehold	Size: 832 sq.ft	Council Tax Band: B
--	---------------------	--------------------	------------------------

Location

The property is situated in Sheffield, a vibrant and well-connected city on the edge of the Peak District. The area benefits from convenient access to the M1 motorway, providing strong links to Leeds, Manchester and the wider Yorkshire region, while regular rail services from Sheffield Station offer direct routes to London St Pancras, Leeds and Manchester.

Local amenities include well-regarded schools, supermarkets, independent shops, leisure facilities and a range of parks and countryside nearby, making it a convenient and highly desirable residential location.

Viewing

Please contact George at Pantera Property to arrange on 0330 118 6610.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



PANTERA
PROPERTY

0330 118 6610
office@panteraproperty.com
www.panteraproperty.com

44 Southampton
Buildings, WC2A 1AP

Unit E2 5 Greengate,
Cardale Park,
Harrogate,
HG3 1GY,