



HUNTERS[®]

HERE TO GET *you* THERE

6 Cannock Street, Sheffield, S6 2AZ

P Permit holders only
Mon - Sat
8 am - 6.30 pm

6 Cannock Street, Sheffield, S6 2AZ

Asking Price £165,000

6 Cannock Street, Hillsborough, Sheffield, S6 2AZ

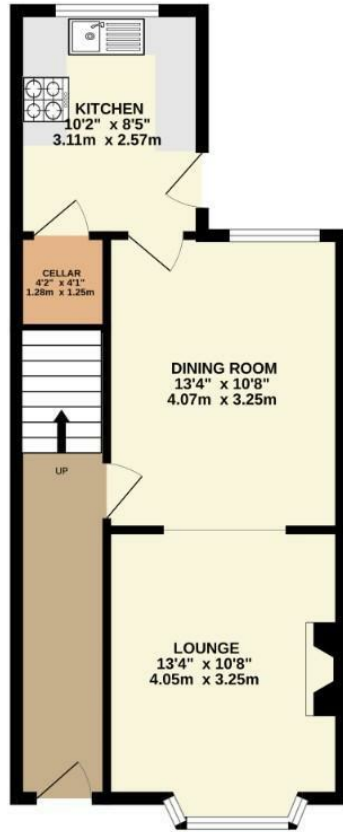
We are acting in the sale of the above property and have received an offer of £155,000. on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

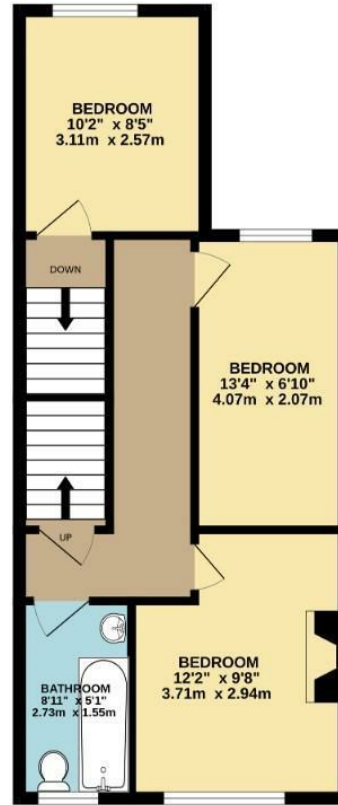
Hunters Hillsborough present an opportunity to purchase a large three bedroom mid terrace home situated on a quiet road in the heart of Hillsborough. Previously a House of Multiple Occupancy, this substantial terrace could be your forever family home. Requiring a scheme of modernisation, the property is for sale with no onward chain and viewing is highly recommended. Entry into the hallway with stairs rising and access to the lounge (previously used as bedroom one) with a bay window and fire surround. Through to the family dining area giving access to the offshot kitchen with a range of wall and base units and access to the cellar and the rear garden. The first floor has three good size bedrooms and a bathroom with an occasional attic space having two velux windows. Small garden to the rear and the road offers residential parking permits at a small charge. Situated close to Hillsborough Park and the shopping centre along with the Sheffield Supertram links, this is not one to be missed.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com

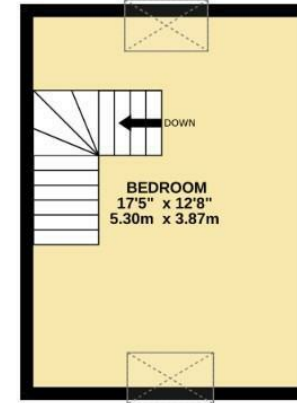
GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



2ND FLOOR
221 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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General Remarks

TENURE

This property is Leasehold with 682 years remaining - cost per annum TBC

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.

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.







