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70 Milnrow Road, Sheffield, S5 9LU

70 Milnrow Road, Parson Cross, S5

Asking Price £170,000

Hunters Hillsborough are delighted to present this charming semi-detached house presenting an excellent opportunity for first-time buyers and growing families alike. Nestled on Milnrow Road in the desirable area of Parson Cross, with three well-proportioned bedrooms and a modern shower room, this property is both practical and inviting.

Upon entering through the back door, you are welcomed into a spacious kitchen diner, complete with an integrated electric oven and hob, as well as ample space for all your essential kitchen appliances. The dining area offers delightful views of the garden, making it a perfect spot for family meals. The bright and airy lounge provides a comfortable space for relaxation, with enough room for your furniture and easy access to the front entrance hallway.

The master bedroom features stripped back flooring, adding a touch of character, while the second double bedroom also enjoys lovely garden views. A single bedroom completes the sleeping arrangements, making this home ideal for families of all sizes.

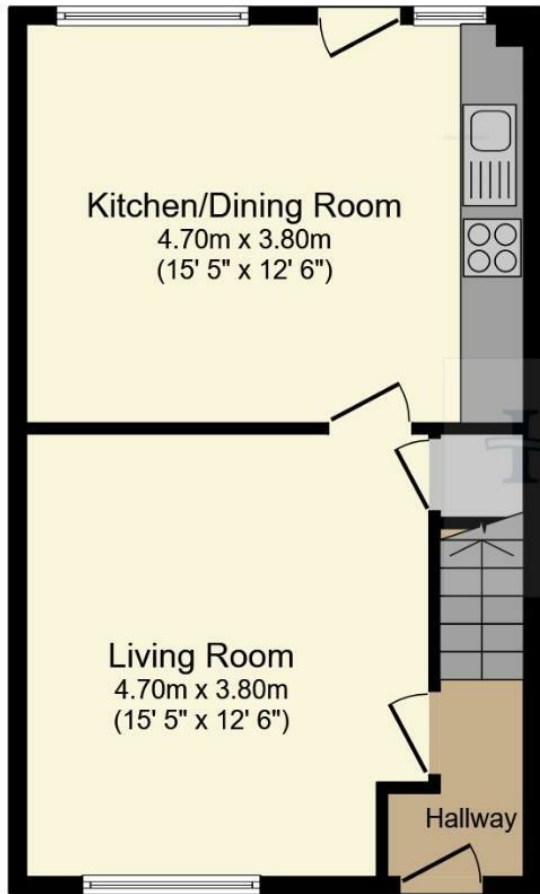
The modern shower room is equipped with both a rainfall and handheld shower, alongside a W/C and sink basin, ensuring convenience for daily routines.

Occupying a generous plot, the property boasts a gated driveway that can accommodate up to three vehicles, along with a detached garage for additional storage. The pleasant flat rear garden, adorned with a lush lawn and mature shrubs, offers a tranquil outdoor space for relaxation and play.

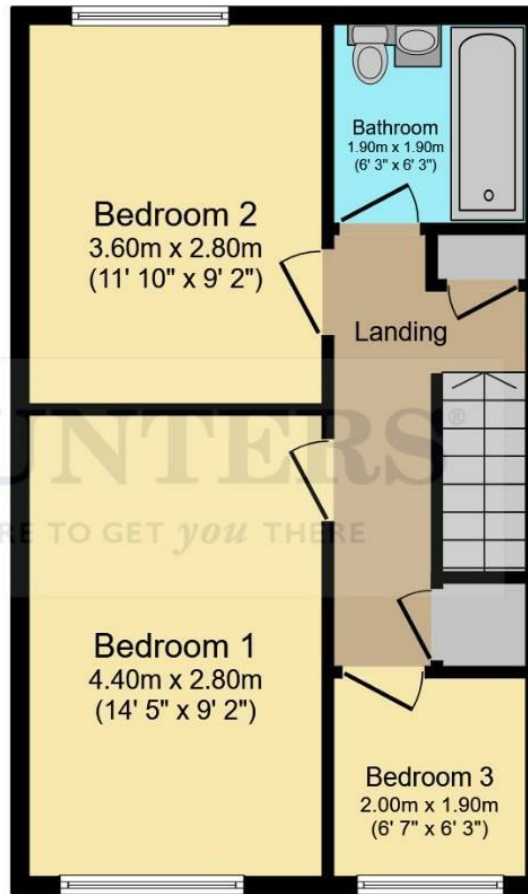
Conveniently located, this home is just a short stroll from a variety of local shops, including an Asda supermarket, as well as schools and transport links, making it an ideal choice for those seeking both comfort and accessibility. Offered for sale with no onward chain, this property is ready for you to make it your own.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260

hillsborough@hunters.com | www.hunters.com



Ground Floor



First Floor



Garage

Total floor area 89.4 m² (963 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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 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 requirement

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		
(69-80) C		
(55-68) D		
(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.





