



HUNTERS[®]
HERE TO GET *you* THERE

67 Liberty Hill, Sheffield, S6 5PW

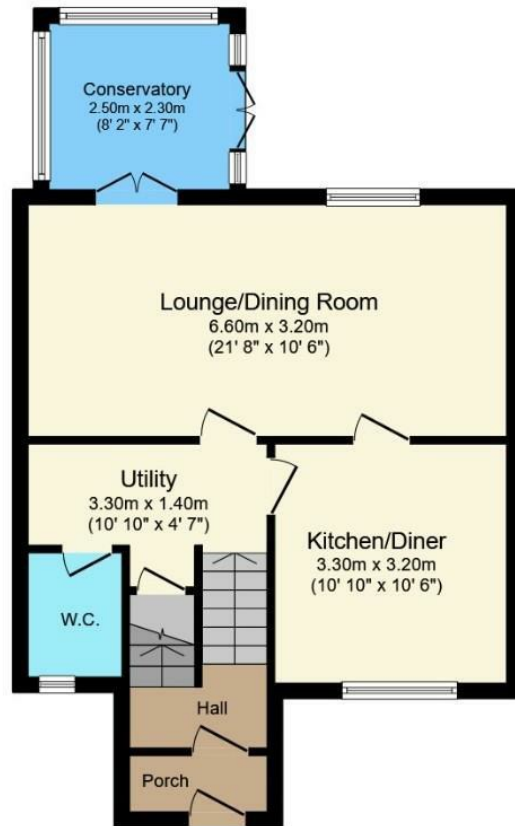
67 Liberty Hill, Sheffield, S6 5PW

Guide Price £160,000

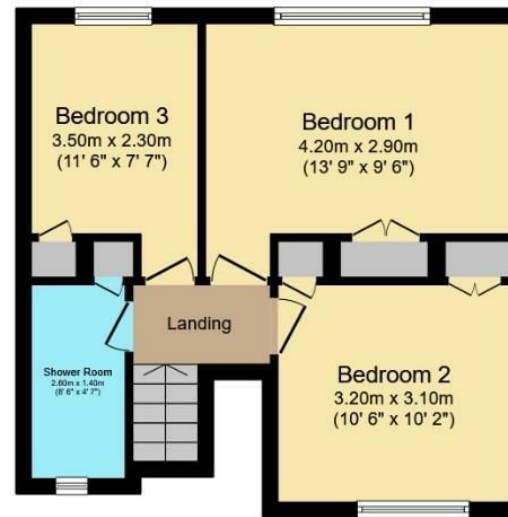
****Guide price £160,000 - £170,000****

Hunters Hillsborough are delighted to present a three bedroomed mid terrace home in the heart of Stannington with spacious rooms and fantastic rear views over Rivelin Valley. The property is offered for sale with no onward chain and would appeal to first time buyers and the growing family. Entry via the front door into a handy porch, ideal for coats and boots. Through the inner lobby with stairs up to the first floor and down to the lower ground rooms. Set at the front of the property is the breakfast kitchen with a wide range of wall and base units with an integrated eye level electric oven, gas hob, freestanding washing machine, dishwasher and fridge freezer included in the sale. To the rear of the property is the lounge/dining room with the main focal point of the room being the electric fireplace set within a surround. Patio doors lead into the conservatory with large windows allowing plenty of light and garden views. Downstairs cloak room, with WC and sink basin also housing the combi boiler. Upstairs, the master bedroom is rear facing with built in wardrobe space and enjoys those stunning valley views. Further double bedroom and single bedroom both with cupboard space. Family shower room with walk in shower with enclosure, W/C and sink basin. Outside the property has been well maintained by the current owner with low maintenance patio area to the front/rear and a range of mature shrubs and plants to the rear in planters. There is also space for a greenhouse (not included in the sale) and the rear garden has fencing around.

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Ground Floor



First Floor

Total floor area 93.5 sq.m. (1,007 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).

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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.

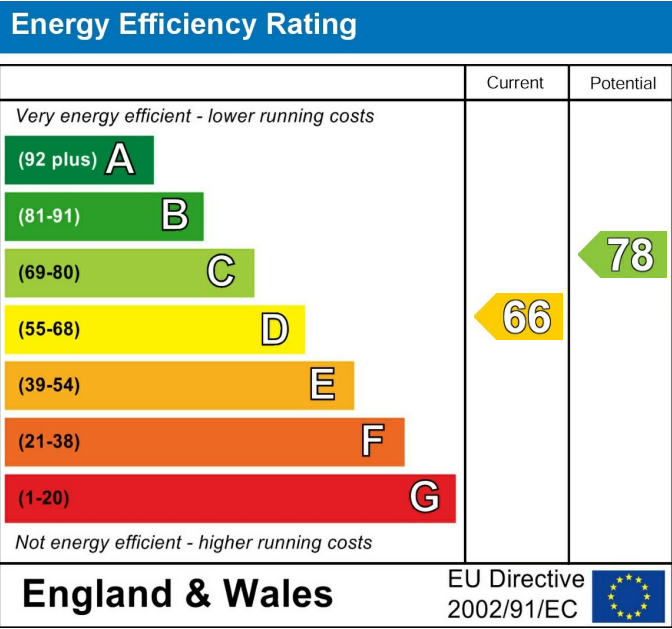
VACANT POSSESSION

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 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.



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.









