



ASHTON

BMA

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

70 Vere Road, Sheffield, S6 1SB

HUNTERS  
FOR SALE  
0114 276 0000

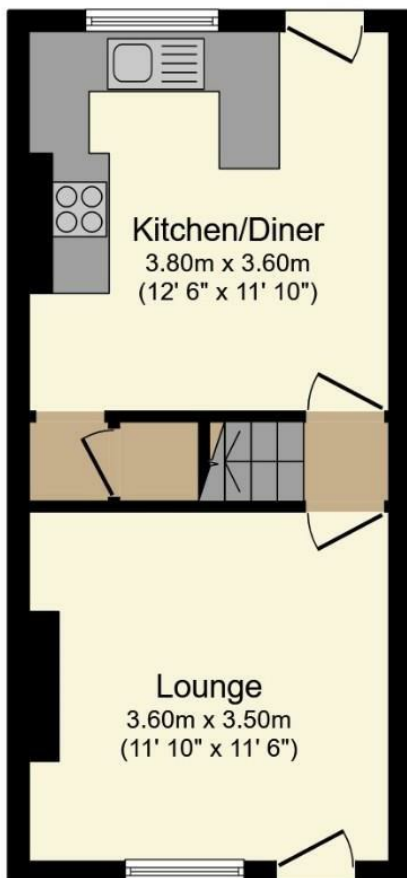
68

70 Vere Road, Sheffield, S6 1SB

Asking Price £170,000

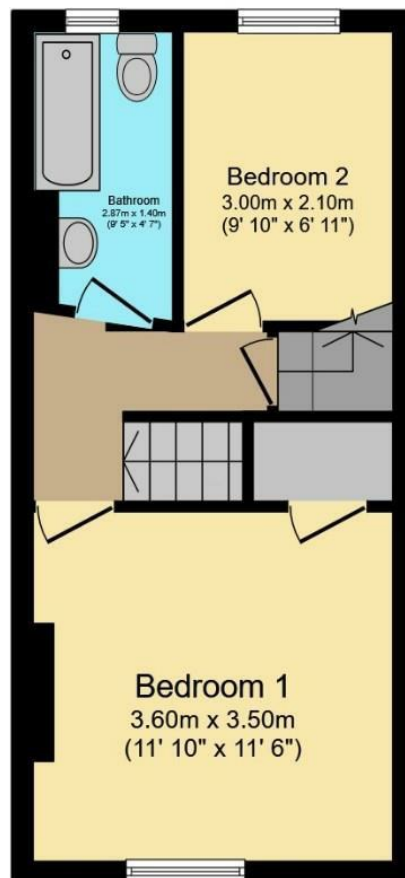
Hunters Hillsborough are pleased to market an immaculate three bedroomed mid terrace home situated on a popular road in the heart of Hillsborough. The property boasts high ceilings and tasteful decor along with a relaxing rear garden, viewing is highly recommended. Entry via the back door into the breakfast kitchen with a good range of wall and base units and ample worktop space. Integrated eye level electric oven and gas hob with space for a free standing fridge freezer, dishwasher and washing machine. Access to the cellar head. Through to the inner lobby with stairs rising to the first floor. Superb lounge with high ceilings and double coving. Modern decor with two wallpapered feature walls and a fire surround with a gas fire. Access out via the front door to the street. The first floor has a double bedroom and a built-in cupboard. Further good size bedroom used as an office overlooking the rear of the property. Family bathroom with a bath, shower over bath, W/C and sink basin. Stairs rise to the attic bedroom with ample eaves storage and a velux window. The garden has a brick patio area leading up to an artificial lawn. Further patio at the rear ideal for garden furniture with pebbled borders.

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



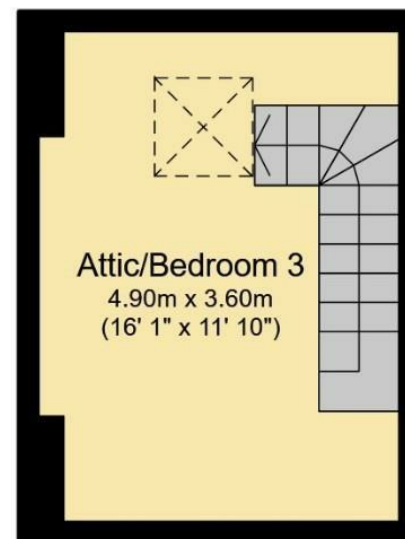
### Ground Floor

Floor area 29.9 sq.m. (322 sq.ft.)



### First Floor

Floor area 29.9 sq.m. (322 sq.ft.)



### Second Floor

Floor area 17.6 sq.m. (190 sq.ft.)

**Total floor area: 77.4 sq.m. (833 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 [www.Propertybox.io](http://www.Propertybox.io)



**LOCAL AREA**

Located in the heart of Hillsborough just a short stroll to the large Sainsburys Supermarket. Middlewood road with the Sheffield Supertram link is a five minute walk away along with the many amenities Middlewood Road has to offer. Hillsborough Park is on your doorstep as well as the leisure centre and many bus routes into the city.

**GENERAL REMARKS**

**TENURE**

This property is leasehold with 676 years remaining at a cost of £3 per annum

**RATING ASSESSMENT**

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

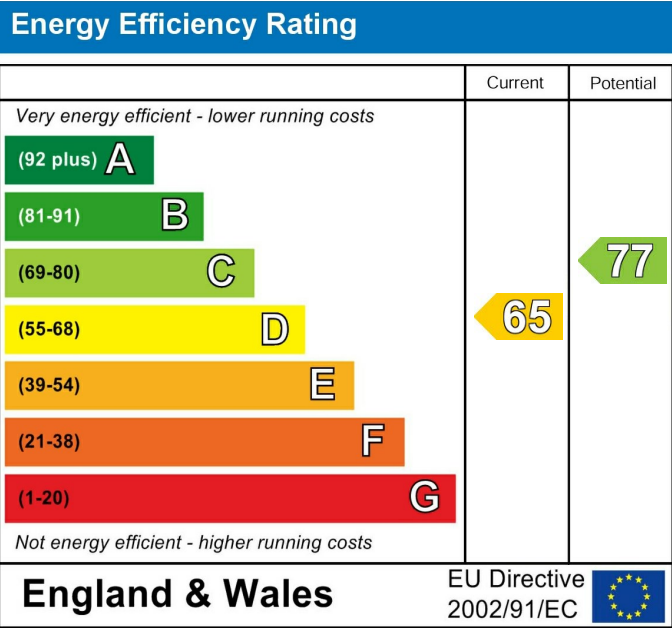
**VACANT POSSESSION**

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.



















