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25 Watersmeet Road, Malin Bridge, Sheffield, S6 5FA

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## Asking Price £300,000

Hunters Hillsborough are delighted to present a four bedroomed semi detached home situated in a popular residential area of Malin Bridge adjacent to the green spaces of Rivelin Valley with access to river and woodland paths right on your doorstep.

The property offers two reception rooms, one of which is the front facing lounge which features a large bay window providing good natural light. The second reception room is a large conservatory used for family dining with private garden views. Immaculate family kitchen with a good range of wall and base units in a modern grey finish and featuring plinth heaters. Rangemaster available to purchase subject to further negotiations and a range of integrated appliances. A door takes you through to the utility area and a downstairs W/C with access out the side door into a lean-to porch. The top two floors offer two bathrooms, and four bedrooms: a main bedroom with en-suite, two further double bedrooms and a single bedroom, making the house well suited to families seeking flexible accommodation.

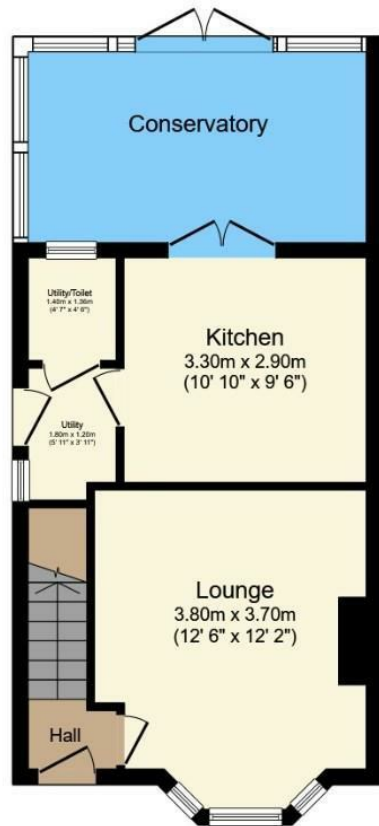
Outside you have a double driveway and a superb low maintenance rear garden with artificial lawn, pebbled borders and a delightful stone patio. Brick built storage and a superb fish pond.

Located in the S6 area of Sheffield, the property benefits from convenient access to nearby shops, cafés and everyday amenities along Hillsborough and the surrounding high streets. Local primary and secondary schools are within easy reach, supporting family living.

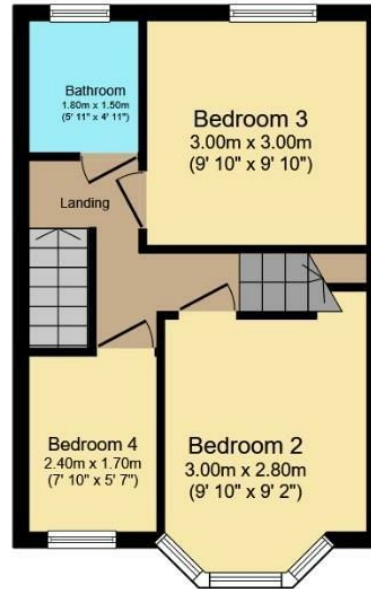
Public transport links are a key feature of this location. Nearby bus routes provide regular services into Sheffield city centre. Hillsborough and Malin Bridge tram stops are also accessible, offering direct routes to the city centre.

Overall, this four-bedroom semi-detached house for sale in Sheffield presents a practical layout, good local amenities and strong transport connections.

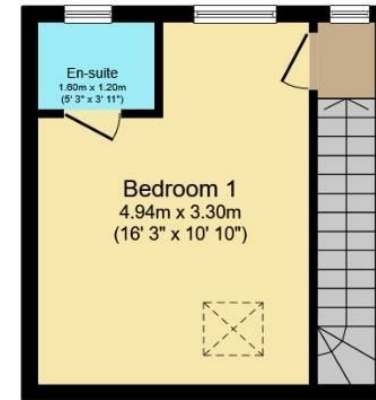
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**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 101.5 sq.m. (1,092 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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**General Remarks**

**TENURE**

This property is Leasehold with 710 years remaining and an absent landlord.

**RATING ASSESSMENT**

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

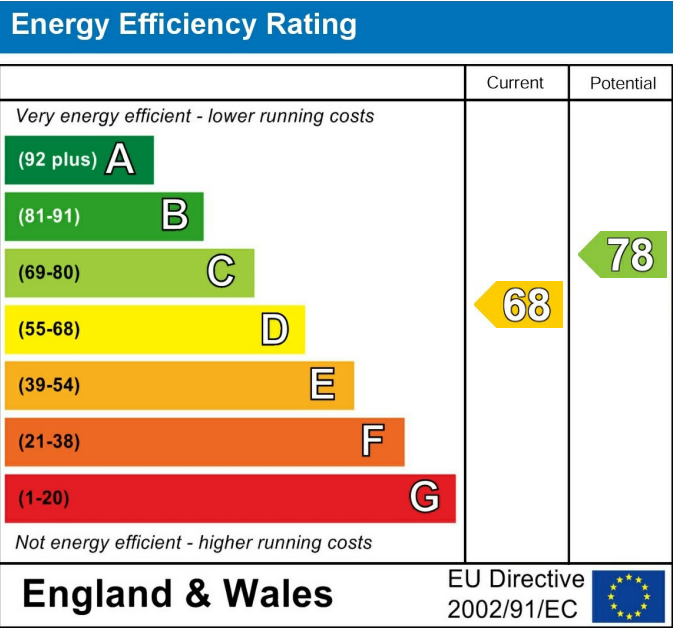
**VACANT POSSESSION**

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.





