



HUNTERS[®]

HERE TO GET *you* THERE

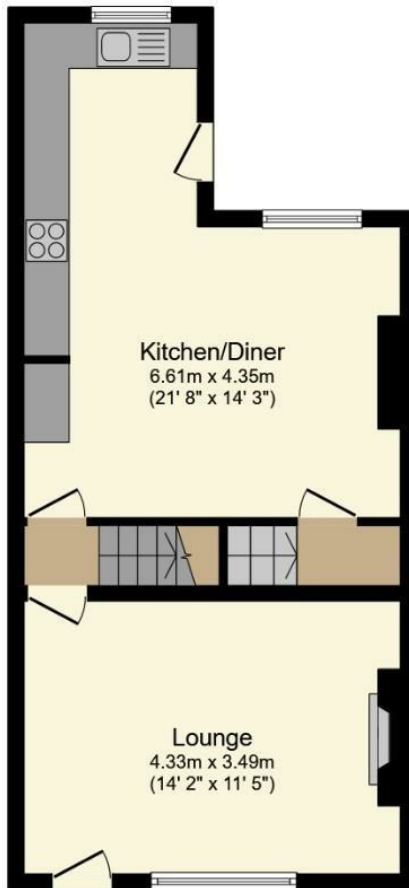
63 Vere Road, Sheffield, S6 1SA

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Asking Price £170,000

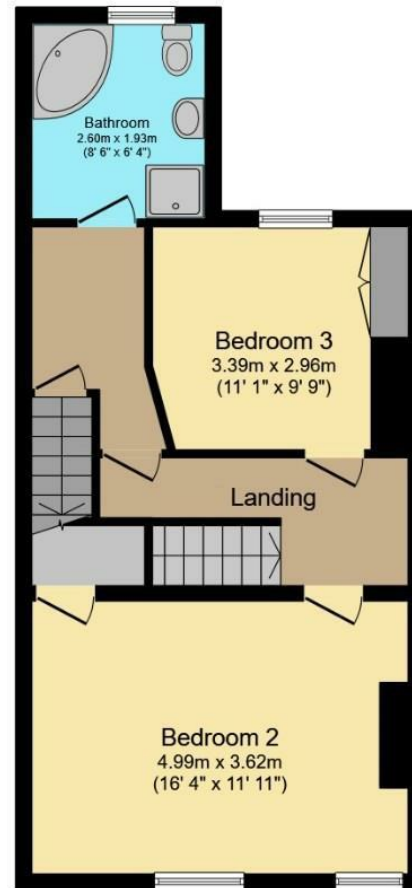
Hunters Hillsborough present a superb mid terrace home with three bedrooms and an off shot kitchen situated on a popular road in the heart of Hillsborough. Within walking distance to Hillsborough Park and the Sheffield Supertram links, the property would appeal to first time buyers and investors alike. Viewing is highly recommended to appreciate the spacious rooms on offer. Entry via the front door, the ground floor has quality laminate flooring throughout all rooms. Lounge with high ceilings and focal point feature fire surround with a gas fire. Door through to the inner lobby with stairs rising to the upstairs rooms. Superb family dining room overlooking the garden with access to the cellar and plenty of space for furniture. Wooden kitchen units with sleek black work surfaces start in the dining room through to the off shot with ample cupboard space and feature an eye level electric oven, a gas hob, fridge freezer and plumbing for a washing machine. Door out to the fenced off rear garden. The first floor has a supersized master bedroom with two windows and a handy storage cupboard. Bedroom two is a good size with built-in wardrobes and the family bathroom has a corner bath, separate shower cubicle, W/C and sink basin. Stairs rise to a further double bedroom with a velux window and laminate flooring. Outside the property has a rear garden with a brick paved patio area and steps up to a planting area.

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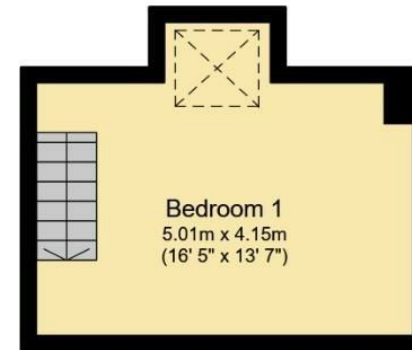
Ground Floor

Floor area 49.0 sq.m. (528 sq.ft.)



First Floor

Floor area 49.0 sq.m. (528 sq.ft.)



Second Floor

Floor area 17.8 sq.m. (192 sq.ft.)

Total floor area: 115.9 sq.m. (1,247 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

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 Freehold.

RATING ASSESSMENT

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

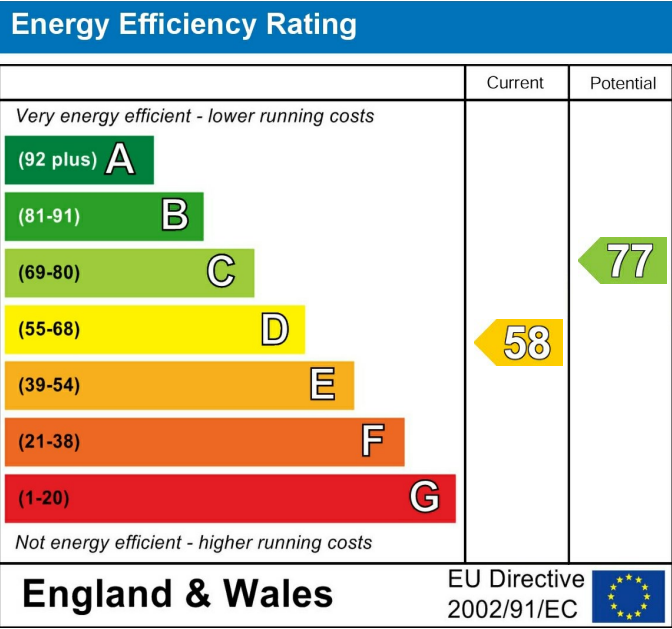
VACANT POSSESSION

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.

