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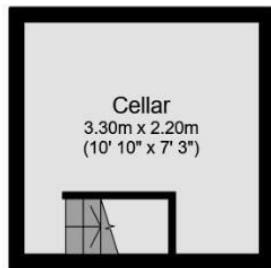
64 Burnaby Street, Sheffield, S6 2RA

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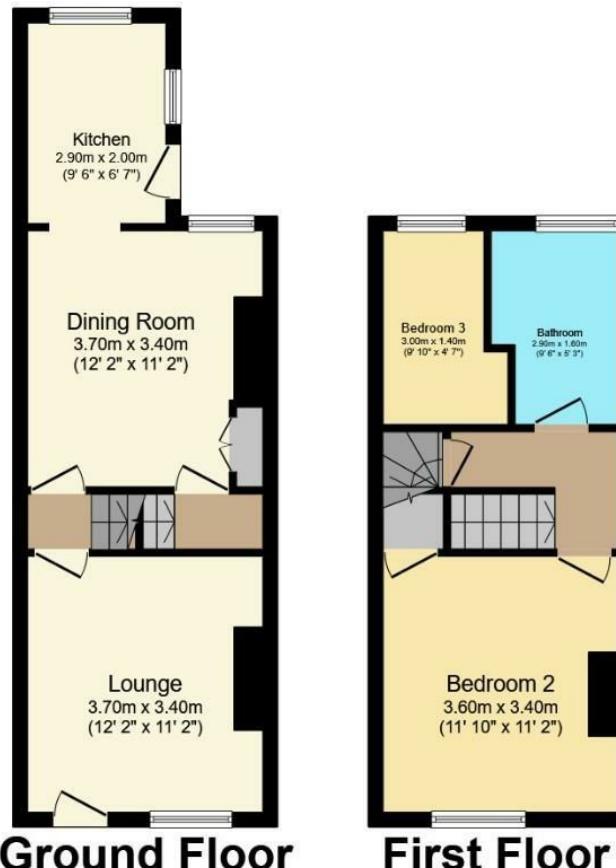
By Auction £125,000

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £125,000 * BIDDING CLOSES 30 OCTOBER 2PM* FEES APPLY * REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS

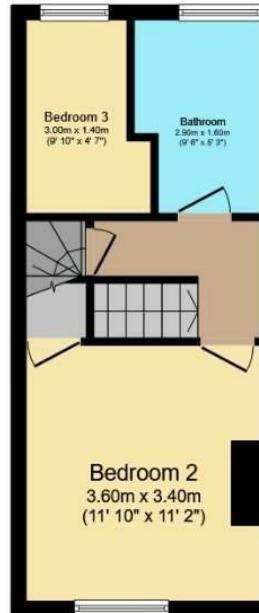
Hunters Hillsborough are delighted to present the opportunity to purchase a three bedrooomed mid terrace home requiring a full scheme of modernisation in the highly popular district of Lower Walkley just a stone's throw away from Hillsborough's many local amenities including the Sheffield Supertram links. The property is offered for sale via auction with no onward chain and would appeal to investors or first time buyers who are looking for a project to create their forever home. Entry via the front door into the lounge with the main focal point feature being a fire surround and a fire. Through to the inner lobby with stairs rising to the upper floors, into a spacious family dining room with a marble hearth and gas fire. Handy under the stairs storage cupboard leading to the cellar and access to the off shot kitchen. Having space for a range of wall and base units with accompanying work surfaces, a freestanding and gas hob/oven are included in the sale along with space for a fridge and a washing machine. Access via the back door to the rear garden. The first floor has a front facing double bedroom with a further good size bedroom to the rear. There is a bathroom with a bath and shower over, W/C and sink basin. Stairs rise to the attic bedroom with a window and cupboard housing the hot water tank. Outside the property, to the rear there is a garden area and path leading to the outhouse. To the front of the property there is hedging and a concrete area and path leading to the entrance. Please note this property is currently Leasehold but will be Leasehold and Freehold on completion, please refer to auction pack for further information.



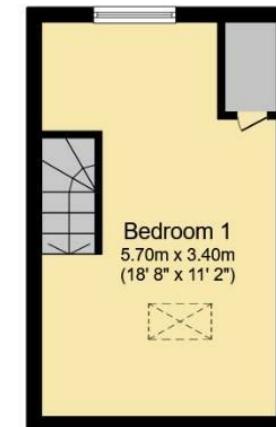
Cellar



Ground Floor



First Floor



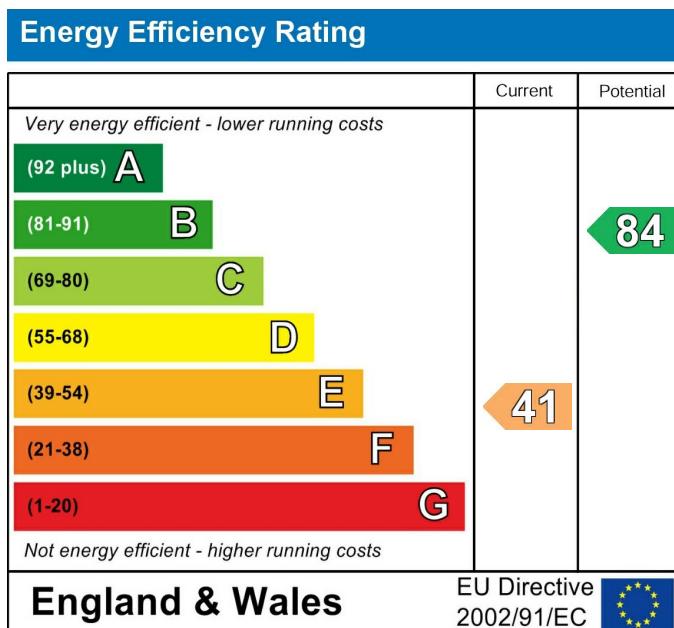
Second Floor

Total floor area 93.9 sq.m. (1,011 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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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.

