



HUNTERS®
HERE TO GET *you* THERE

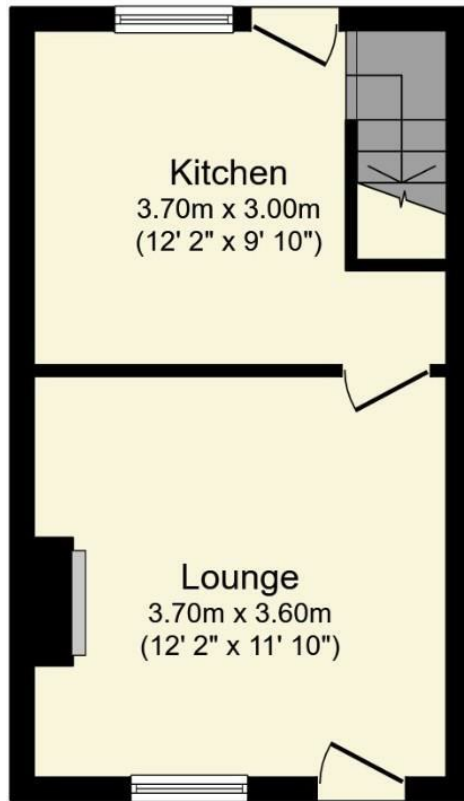
2 Lawton Terrace, Sheffield, S6 4LL

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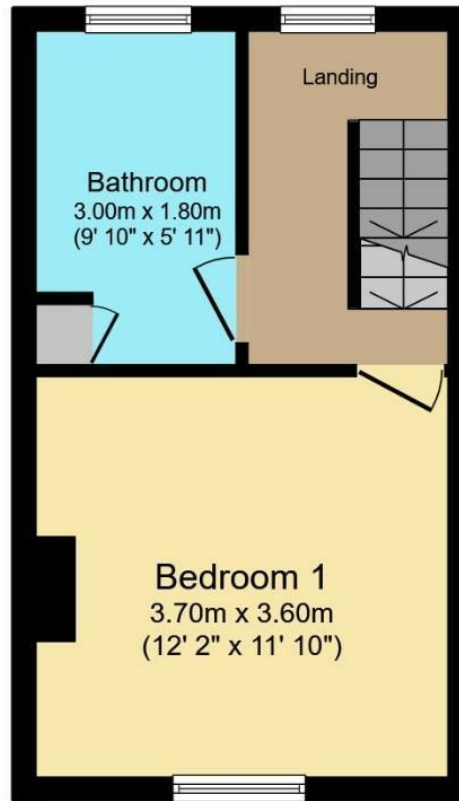
Asking Price £175,000

Hunters Hillsborough are delighted to present a two double bedroom mid terrace home set back from Hawthorn Road in Hillsborough enjoying sun soaked outdoor space and peaceful surroundings. Ideal for first time buyers or downsizers, viewing is highly recommended. Access to Lawton Terrace from Hawthorne road via a path, steps lead up to the delightful front garden with access to the front door. Private relaxing lounge with focal point feature fire surround and a gas fire. Shelving to each side of the chimney breast and access to the kitchen. Superb range of fitted wall and base units with modern high gloss fronts. Integrated electric oven, gas hob and extractor with freestanding washing machine and a tall fridge freezer included in the sale. Open plan staircase to the first floor and access to the cellar via a trap door. Door out to the well planned tiered rear garden. Upstairs the master bedroom occupies the front of the property with garden views and beyond. Large family bathroom with a bath, shower over bath, W/C and sink basin. Stairs rise to the attic bedroom with a dormer window access to eaves and a wall mounted heater. Outside has been well maintained by the current occupier with a low maintenance front garden enjoying patio areas, and artificial grass. The rear has a tiered garden with steps up to the top, mature shrubs and plants, pebbled area and a superb, relaxing patio with lovely views, ideal for garden furniture.

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Ground Floor



First Floor



Second Floor

Total floor area 61.7 sq.m. (665 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 679 years remaining with an absent landlord

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.

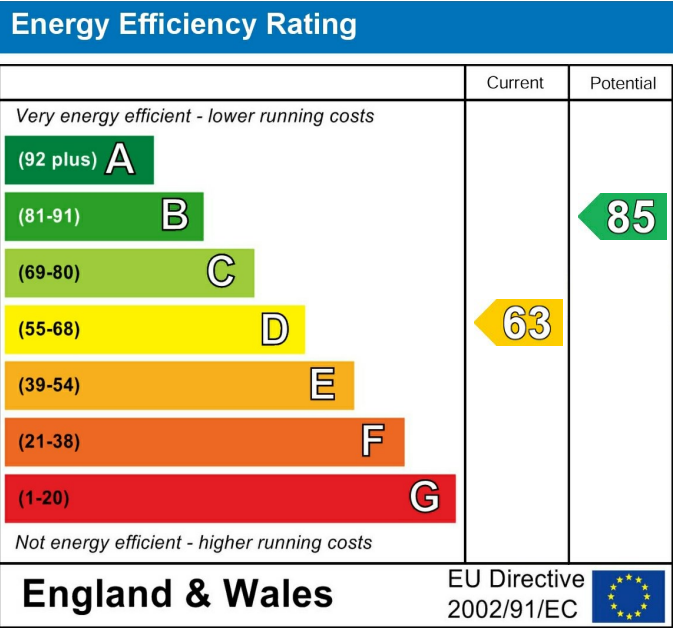
MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

LOCAL AREA

Situated in the popular district of Hillsborough, just a stones throw from the many local amenities Hillsborough has to offer as well as the Sheffield Supertram and Hillsborough Park.

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.





