



HUNTERS[®]

HERE TO GET *you* THERE

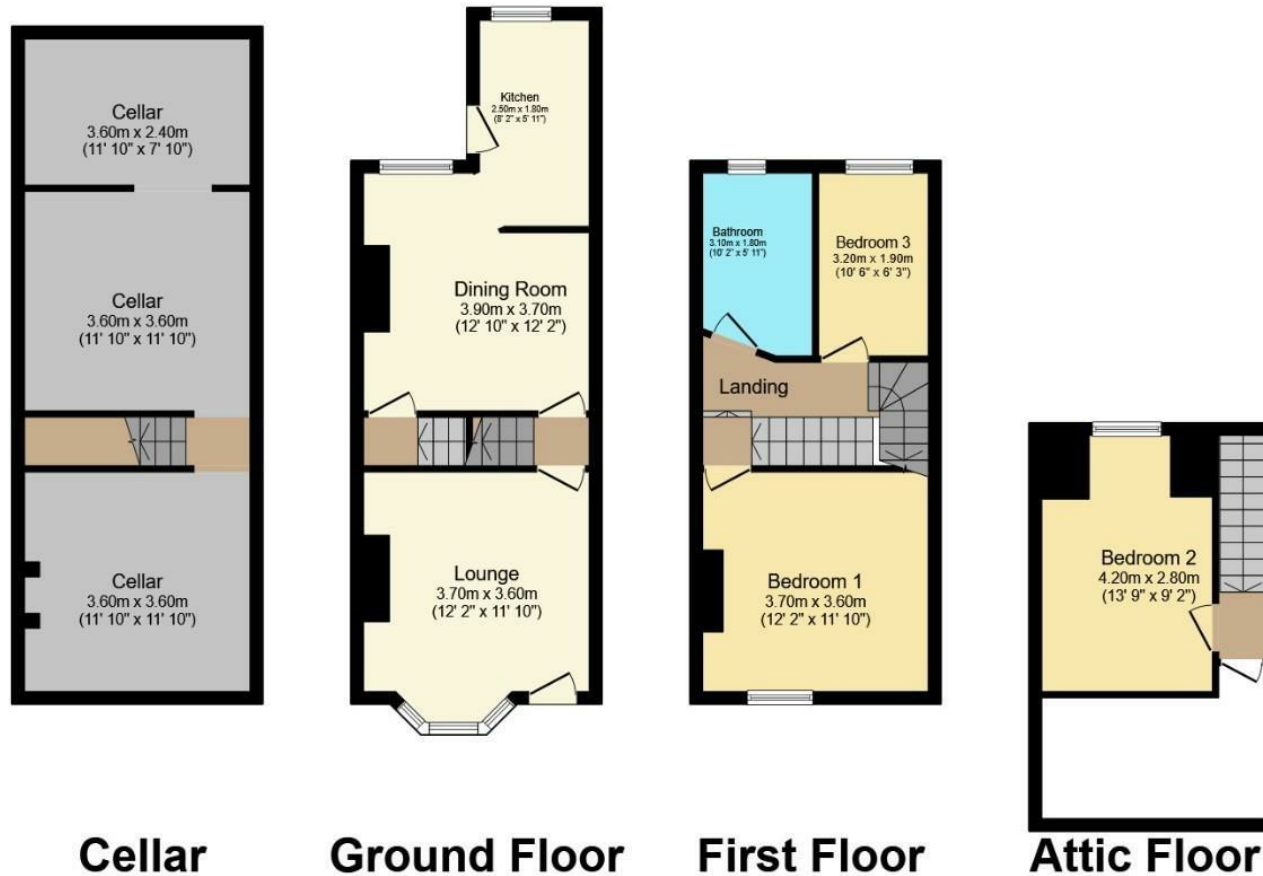
154 Oakland Road, Sheffield, S6 4QQ

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Asking Price £200,000

Hunters Hillsborough are delighted to present a traditional bay windowed three bedroom mid terrace home offering spacious rooms and a pleasant rear garden. Situated on a popular road close to the local amenities Hillsborough has to offer, viewing is highly recommended. Entry via the front door into a relaxing lounge with a large bay window and an Oak feature fire surround and a gas fire. This room has neutral decor and plenty of space for furniture. Through to the inner lobby with stairs rising to the first floor. Large dining room incorporating the kitchen having a back boiler, access to a large cellar and a window overlooking the rear garden. The kitchen has a range of wall and base units with wooden fronts and plenty of counter top space. Access to the garden via the back door. The first floor offers a good size master bedroom with solid wooden architraves and a built in floor to ceiling wardrobe. Further good size bedroom with built in wardrobes and a family bathroom comprising cream three piece suite with bath, shower over bath, W/C and sink basin. Stairs rise to the attic bedroom with a dormer window. At the top of the attic steps a door leads into the eaves offering a supersized storage cupboard. Outside the property is set back from the road with a gate and a small paved area. The rear garden has been lovingly maintained by the current owner with a raised patio area ideal for garden furniture, leading down to a further natural stone patio. Large lawn and a patio area at the bottom with a garden shed included in the sale.

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Total floor area 123.2 m² (1,326 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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LOCAL AREA

Ideally located for excellent local amenities including schools and the many amenities that Hillsborough has to offer. The green space of Hillsborough park, Rivelin and Loxley valley and the local leisure centre and library are just a short stroll away. Public transport links include bus routes and the Sheffield Supertram Network

GENERAL REMARKS

TENURE

This property is Leasehold with 681 years remaining at a cost of £2 per annum.

RATING ASSESSMENT

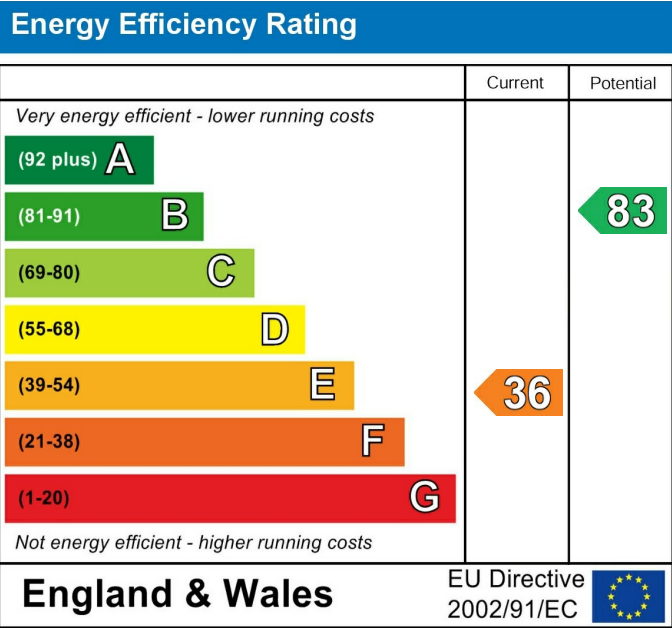
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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 requirement



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.







