



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

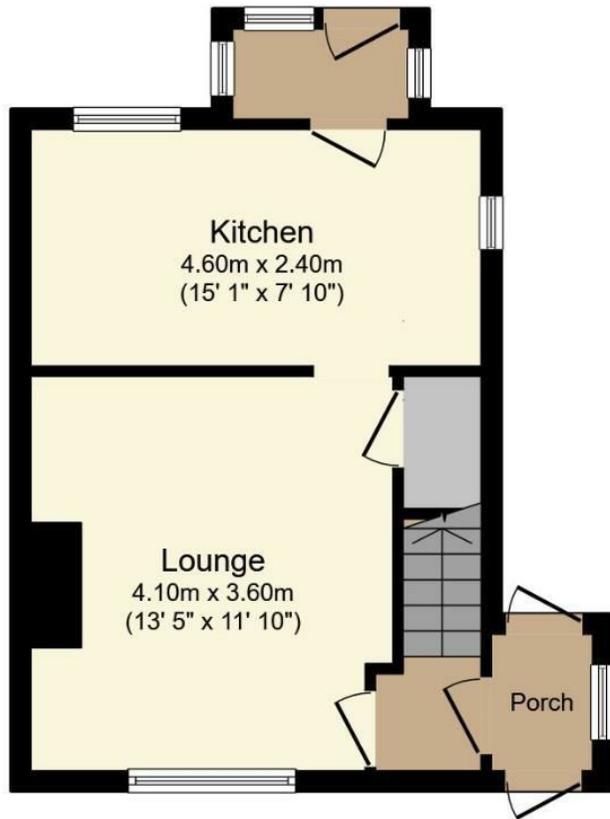
25 Browning Road, Sheffield, S6 1DA

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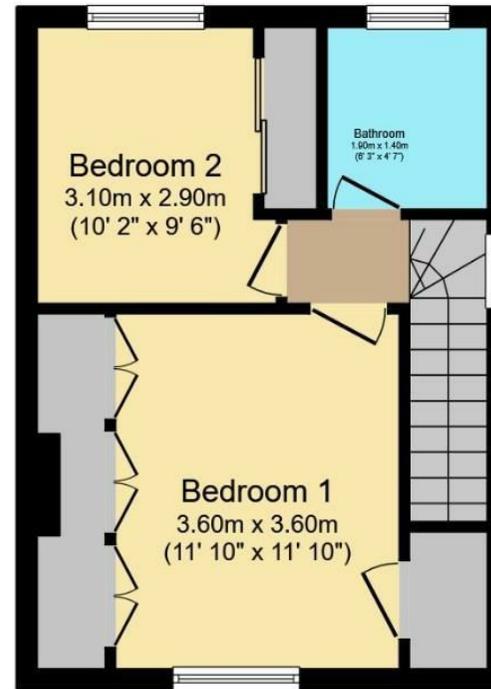
### Offers In The Region Of £80,000

Hunters Hillsborough present a fantastic opportunity to purchase a spacious two bedroom semi detached home with a driveway and delightful garden requiring a scheme of modernisation including the installation of a central heating system. This would be an ideal project for any first time buyer or investor ready to put the work in to create a dream home. Situated on a popular road just a short walk away from local shops, and amenities, viewing is highly recommended. Entry to the property via a secure gate with a path leading up to the front porch, an ideal space for coats and boots. Into the inner lobby with stairs rising to the first floor and access to all downstairs rooms. The lounge has a front facing window, laminate flooring and an open fire. Through to the kitchen diner currently housing a range of wall and base units with an eye level electric oven and space for all usual kitchen appliances. A door leads through to a porch at the back of the house. Upstairs there are two double bedrooms with a range of fitted wardrobes and the family bathroom with a white three piece suite comprising bath, shower over bath, W/C and sink basin. Outside the property enjoys a good size garden with a patio area and a path leading down to the bottom. There are apple trees (eating and cooking apples) a shed and a greenhouse included in the sale.

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**Ground Floor**



**First Floor**

Total floor area 63.2 m<sup>2</sup> (680 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

Browning Road is situated in the popular district of Fox Hill close to good local amenities including the Asda supermarket, good local schools and green spaces. Fantastic transport links via Halifax Road.

## 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	19	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



