



**HUNTERS®**

HERE TO GET *you* THERE

4 Bickerton Road, Sheffield, S6 1SG

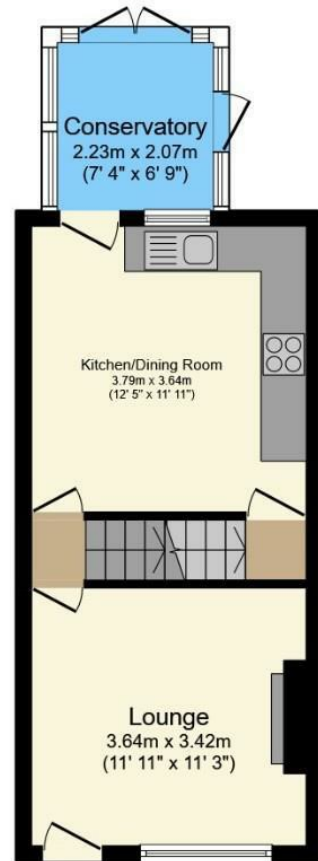
4 Bickerton Road, Sheffield, S6 1SG

Guide Price £180,000 - £190,000

\*\*\*\*\*Guide Price £180,000 - £190,000\*\*\*\*\*

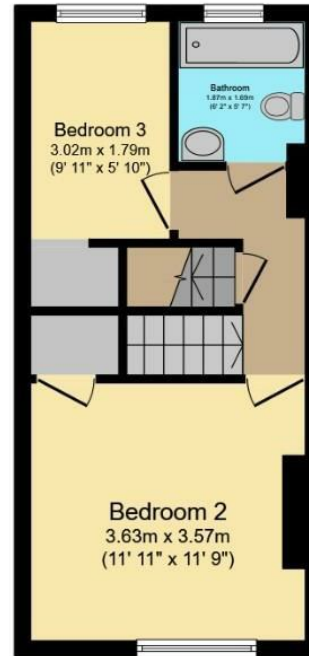
Hunters Hillsborough are delighted to present a superb three bedroomed mid terrace home situated in the popular district of Hillsborough. Finished to a high standard and benefiting from a new roof in 2024, the property would appeal to first time buyers and investors alike, viewing is highly recommended. Entry via the rear into the conservatory providing extra space for shoes and coats with access via patio doors out to the private garden. Bright and spacious family kitchen diner with ample space for table and chairs, built in electric oven with gas hob with extractor fan over. Under counter space for a washing machine and a door to the cellar head currently housing the fridge freezer. Various items of furniture are available subject to further negotiations. Through to the inner lobby with stairs rising to the first floor. Relaxing lounge with coving to the ceiling, a front facing window and a focal point feature fire surround with an electric fire. Front door access out to the street. The first floor offers comfortable bedrooms, one double to the front of the property with a handy storage cupboard, and a further single bedroom overlooking the garden. The family bathroom has tiling to walls and lino flooring, mixer shower over the bath, pedestal sink and low flush WC. Large attic bedroom with dormer window and access to eaves. Outside, the property offers gated access via the side of the neighbouring property. To the rear of the property, there is fencing surrounding it making it a very private with low maintenance patio area providing space for table and chairs.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260  
hillsborough@hunters.com | www.hunters.com



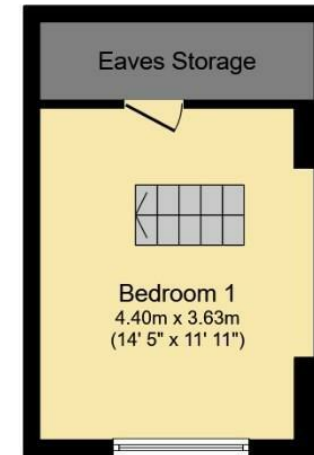
### Ground Floor

Floor area 34.9 sq.m. (376 sq.ft.)



### First Floor

Floor area 29.9 sq.m. (322 sq.ft.)



### Second Floor

Floor area 16.4 sq.m. (176 sq.ft.)

Total floor area: 81.2 sq.m. (874 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](http://www.Propertybox.io)



**Local Area**

Located in the heart of Hillsborough just a short stroll to the newly opened Aldi supermarket. The large Sainsburys Supermarket. Middlewood road with the Sheffield Supertram link are 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 Leasehold with 684 years remaining at a cost of roughly £1.40 per annum this will be confirmed shortly

**RATING ASSESSMENT**

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

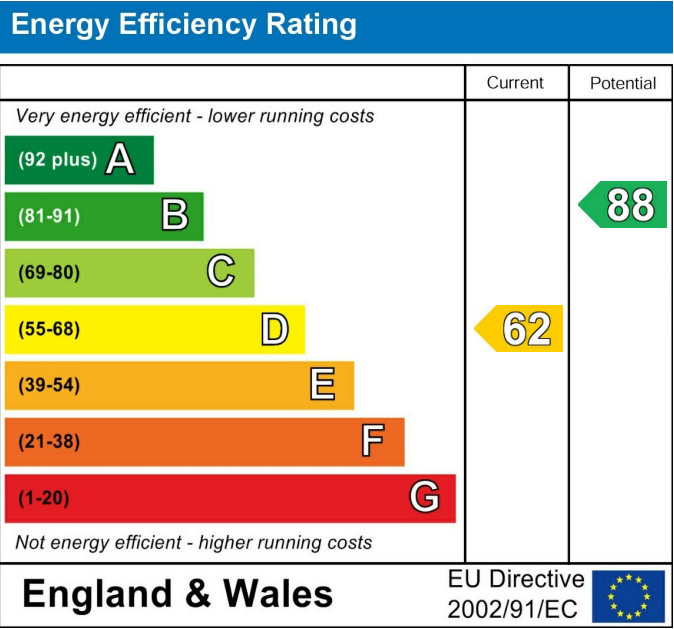
**VACANT POSSESSION**

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

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.





