

# HUNTERS<sup>®</sup>

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## Fern Road

Sheffield, S6 5AX

Guide Price £260,000



Hunters Hillsborough are delighted to present a 3 bedroom semi detached property in the highly regarded Malin Bridge area of the city bordering Rivelin Valley. Having a utility area, downstairs, W/C and priceless views across the valley, this really is one for the viewing list. Set back from the road, the front of the property has a private driveway and a carport, a path leads up via steps to the front door and the outdoor undercroft storage. Entrance hallway with steps leading up to the first floor and access to the downstairs living space. Stunning open plan lounge diner with a beautiful bay window giving unprecedented access to those unspoilt views. Laminate flooring throughout and plenty of space for a family dining table and furniture. Through to the family sized kitchen with a good range of wall and base units and a built in electric oven and gas hob. Space for all usual appliances and access to the utility room, downstairs W/C and a door leading out the side of the house. The utility area is a great space with plumbing for a washing machine and shelving. There's a handy walk in shower cubicle and a door into the downstairs W/C. Upstairs are two double bedrooms and one single. The Master bedroom has a bay window enjoying the stunning views over Rivelin, along with a large range of fitted wardrobes finished in walnut high gloss fronts with black matching trims. Family bathroom with floor to ceiling wall tiles and white 3 piece suite comprising bath, shower over bath, W/C and sink basin. Outside the property has a delightful decking area outside the kitchen door. The back garden is mainly lawn with mature shrubs and trees. Fern Road is situated in an envious position enjoying the beautiful surroundings of the countryside but with easy access into Malin Bridge and Hillsborough and the Sheffield Supertram network for commuters. GENERAL REMARKS TENURE The property is Freehold RATING ASSESSMENT We are advised by the Local Authority that the property is assessed for



