



Broughton Road, Hillsborough, S6

- THREE BEDROOM MID TERRACE
- PRIVATE ROAD WITH RESIDENTS PERMITS AVAILABLE
- ATTIC BEDROOM THREE
- STUNNING PARK VIEWS
- BAY WINDOWED LOUNGE
- EPC RATING E

Asking Price £200,000

HUNTERS[®]

HERE TO GET *you* THERE

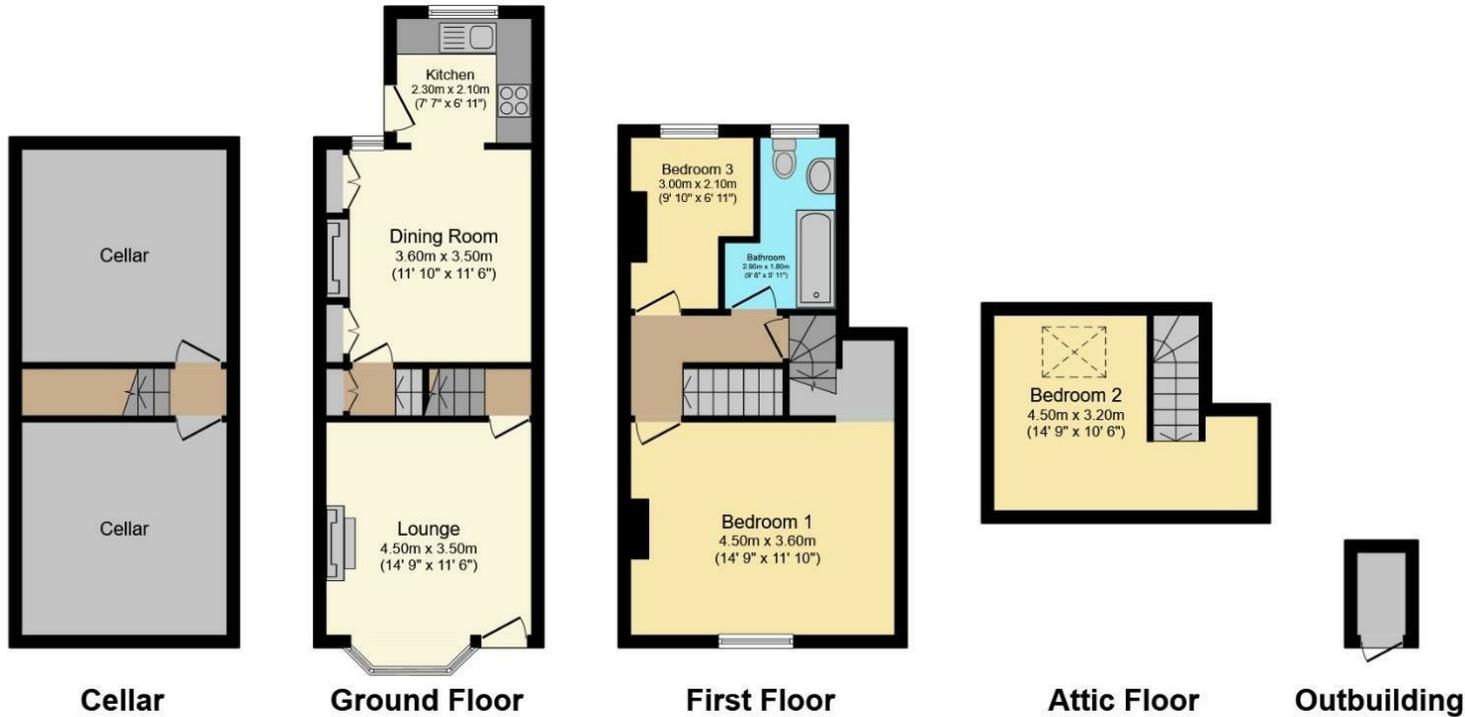
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DESCRIPTION

Hunters Hillsborough present a fantastic opportunity to purchase a well presented three bedroomed bay windowed mid terrace on the outskirts of Hillsborough park offering outstanding views over the pond and beyond. Situated on a private road operating a parking permit for residents scheme, this family home would appeal to all due to its location and size of accommodation on offer. Entry via the backdoor into the off shot kitchen with a good range of wall and base units and an integrated electric oven and gas hob. Space for a washing machine and further units in the dining area with space for a free standing fridge freezer. The substantial dining room enjoys stripped back flooring and the original floor to ceiling built in cupboards on either side of the chimney breast. Stunning views of the rear garden and Hillsborough Park and access to the cellar from this room. Through to the inner lobby with stairs rising to the first floor. Relaxing lounge with stripped back floor, large bay window and front door. To the first floor are two bedrooms, the master bedroom overlooks the front of the property with a walk-in storage cupboard and recently installed soundproof adjoining wall for a relaxing good nights sleep . Single with stunning views over Hillsborough Park. Family bathroom with white 3 piece suite comprising bath, shower over bath, W/C and sink basin. Stairs rise to the 3rd double bedroom with Velux window and access to the eaves. Low maintenance rear garden with a patio area ideal for garden furniture and lawn with mature shrubs border.







Total floor area 112.1 sq.m. (1,207 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). Powered by www.focalagent.com

Viewing

Please contact our Hunters Sheffield - Hillsborough Office on 0114 242 4260 if you wish to arrange a viewing appointment for this property or require further information.

1 Middlewood Road, Hillsborough, S6 4GU
 Tel: 0114 242 4260 Email: hillsborough@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.

THINKING OF SELLING? 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.

