



Hamilton Road, Firth Park, S5

- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- FREEHOLD
- GARAGE
- LARGE DOUBLE CELLAR
- EPC RATING D

By Auction £65,000

HUNTERS[®]
HERE TO GET *you* THERE

Hamilton Road, Firth Park, S5

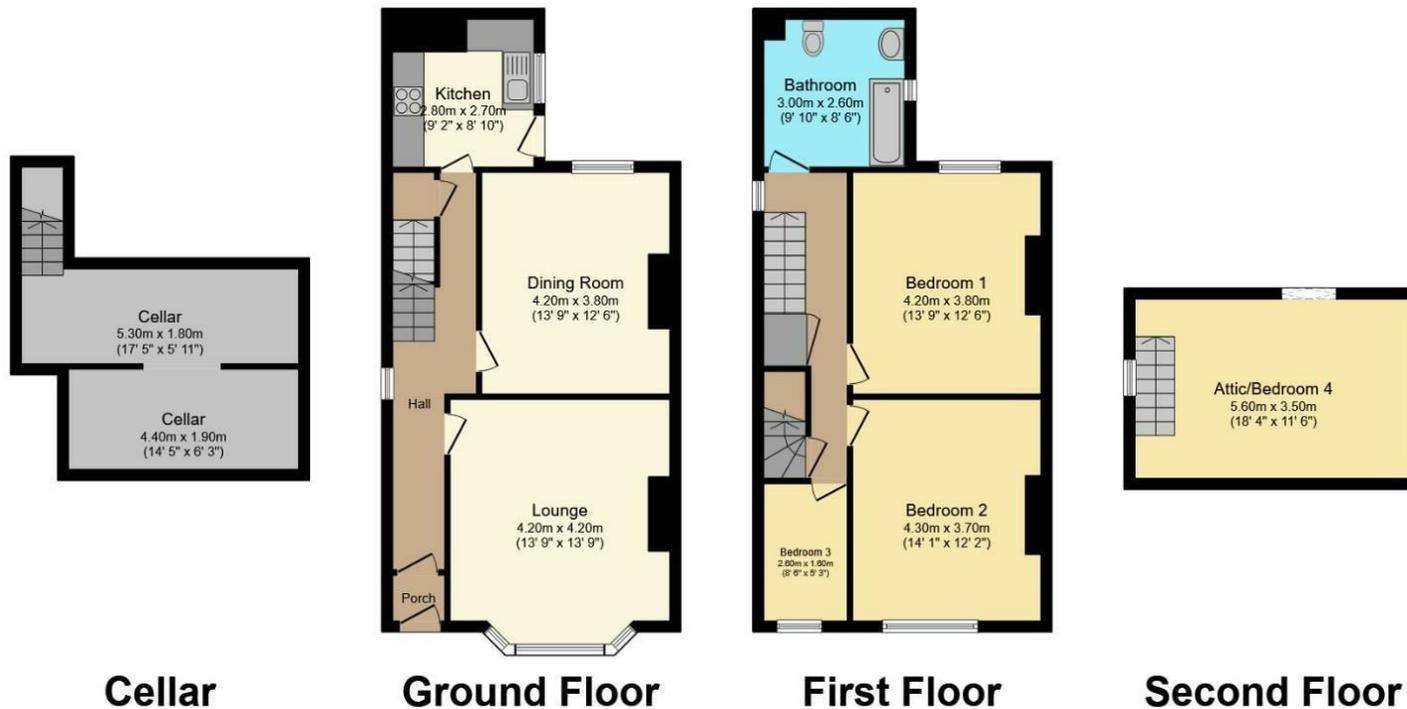
DESCRIPTION

*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £65,000 *
BIDDING CLOSSES 5 APRIL AT 2PM * FEES APPLY
CASH BUYERS ONLY*

Hunters Hillsborough present a four bedroom end terrace with a detached garage in the heart of Firth Park offering accommodation over three floors. Viewing is highly recommended to appreciate the size of this superb family home. Requiring a scheme of modernisation, this would be a great project. Entry to the property via the front door into a porch and through to the entrance hallway with stairs rising to the first floor and access to a large double cellar. Spacious lounge with a front facing window and focal point feature fire surround with gas fire. Separate dining area with fire surround and gas fire. Off shot kitchen with a range of wall and base units and a door leading out to the rear yard and detached garage. On the first floor you will find two super sized double bedrooms and one single. Bathroom with bath, W/C and sink basin. Stairs rise to the attic bedroom with a side facing window and a Velux. Outside to the front is a secure gate with steps up to the front door. Entry to the rear courtyard at the side of the house along with a garage with an up and over door. Firth Park is ideal for access to the city centre, motorway links and just a short distance from the Northern General Hospital.







Total floor area 144.7 sq.m. (1,557 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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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	57	
(39-54) E		
(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.

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