



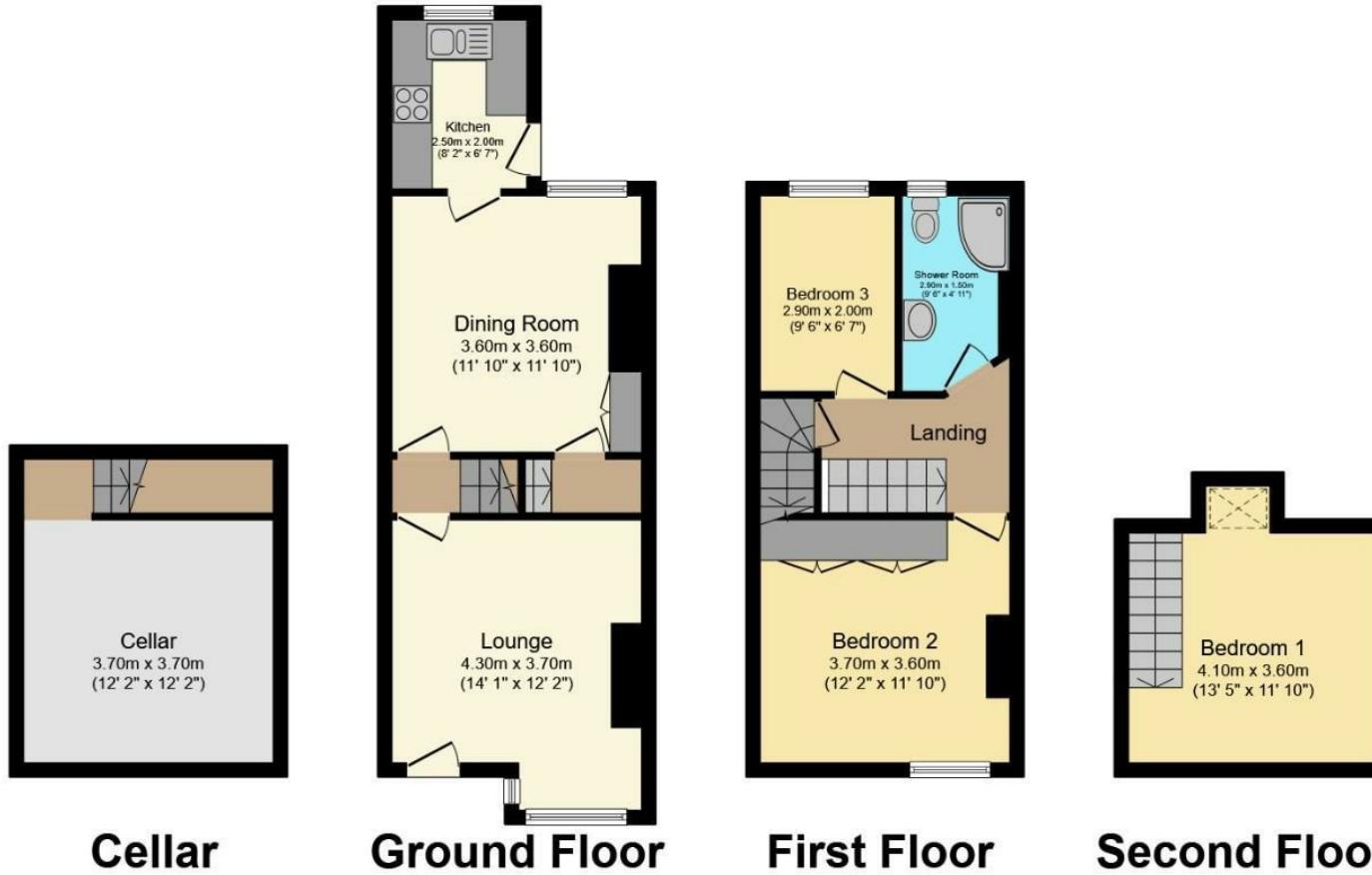
HUNTERS®
HERE TO GET *you* THERE

447 Middlewood Road, Sheffield, S6 1TJ

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Fixed Asking Price £180,000

Hunters Hillsborough present a delightful three bedroom terraced home in the popular residential district of Hillsborough with no onward chain. Likely to be popular with first time buyers and commuters, the property is tastefully decorated with accommodation over three floors and a delightful private garden. Entry to the property via back door into the off shot kitchen having a good range of wall and base units with accompanying breakfast bar and plinth heaters. Space for all the usual free standing appliances. To the dining room with high ceilings and picture rail, original floor to ceiling built in cupboard space and engineered Oak wood flooring throughout. Access to the cellar. Inner lobby with stairs rising to the first floor and a step down into a bright and spacious lounge with stripped back floor and a large bay window. Access to the front of the property via the front door. The first floor has the master bedroom to the front with a selection of fitted wardrobes. Single bedroom currently set up as office space overlooking the garden. Recently fitted shower room with corner shower cubicle having a Rainfall and handheld shower, sink basin and W/C. Stairs rise to the second floor attic bedroom three with a Velux window. Outside to the front are steps leading to the front door with a walled area having decorative pebbles. To the rear, entry to the garden via secure gate (no rights of access from the neighbours) into a private, fenced off low maintenance garden. There's a delightful patio area ideal for garden furniture with raised beds having a selection of mature shrubs. Steps lead up through a garden arch to a pebbled area with a garden shed included in the sale.



Total floor area 98.5 sq.m. (1,061 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

Without out a doubt, 447 Middlewood Road is ideally placed for a variety of local shops, restaurants and pubs within walking distance. A short stroll to Hillsborough park and into Hillsborough's main shopping centre. Directly on the Sheffield Supertram route into the city centre and beyond.

General Remarks

The property is Leasehold 800 years from the 29th September 1899 - we are advised this property has an absent landlord.

RATING ASSESSMENT

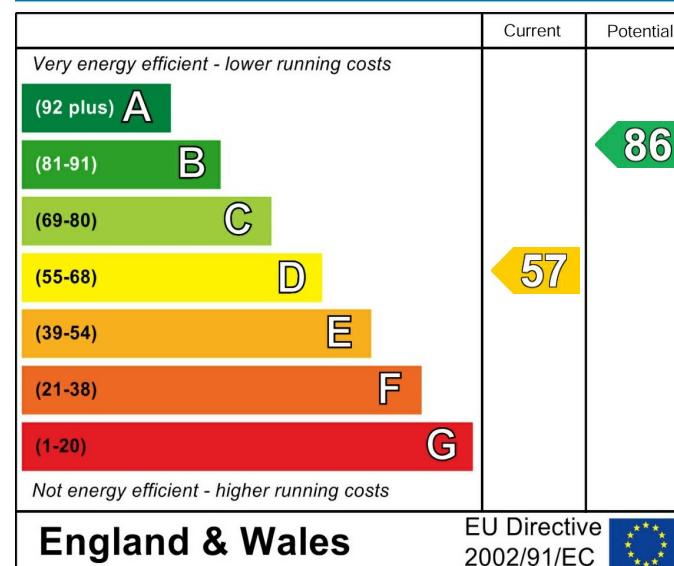
We are advised by the Local Authority that the property is assessed for Council Tax Band A.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Energy Efficiency Rating



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.

