



Shirley Road

Sheffield, S3 9AH

£90,000



****VIEWINGS FULLY BOOKED DUE TO HIGH DEMAND****

Hunters Hillsborough present a spacious, three double bed roomed semi detached property situated on a popular, quiet road in Pitsmoor. Accommodation over three levels with entry via the side door into the inner lobby with stairs rising to the first floor. Open plan kitchen/utility diner with a fantastic range of wall and base units across three walls offering ample work surfaces, ideal for the chefs in the family. Built in eye level electric oven and gas hob with extractor fan. A utility area with space for a washing machine and handy under counter storage space. Access to the garden via the back door. Family sized lounge with wooden fire surround and built in electric fire. The first floor has two double bedrooms and a bathroom with white three piece suite comprising a bath, shower over bath, W/C and sink basin with storage cupboard. Stairs rise to a larger than most Attic bedroom with two Velux windows and eaves storage. Outside a delightful garden has patio areas ideal for garden furniture and artificial grass. This property is offered for sale with no onward chain. GENERAL REMARKS: TENURE: This property is Freehold. 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 requirements. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT

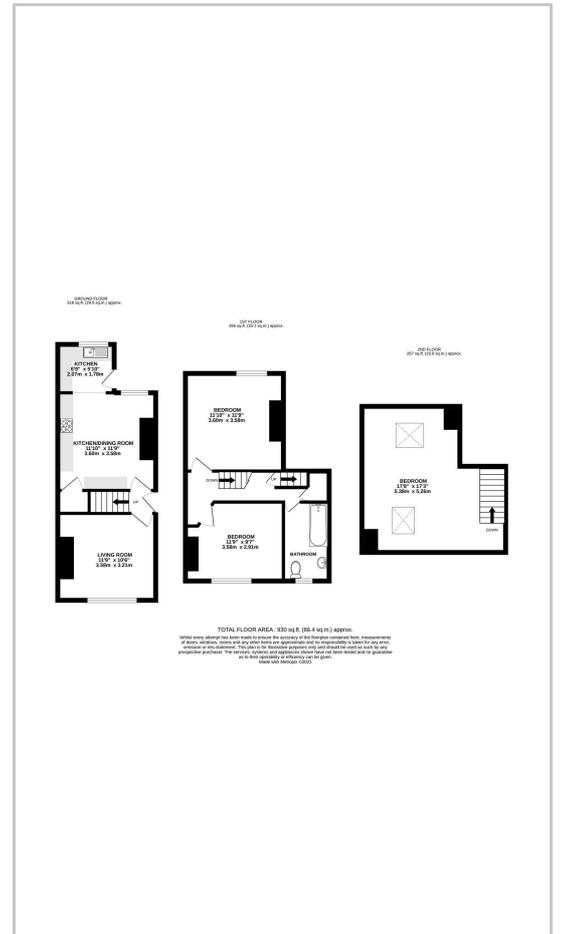


Material Information - Hillsborough
 Tenure Type; Freehold
 Council Tax Banding; A

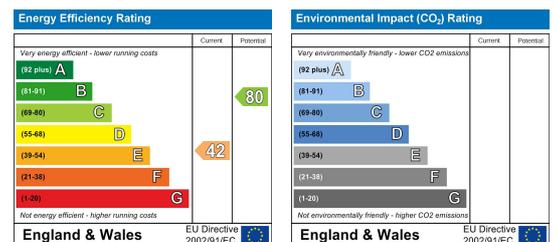
Area Map



Floor Plans



Energy Efficiency Graph



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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