



**HUNTERS®**  
HERE TO GET *you* THERE

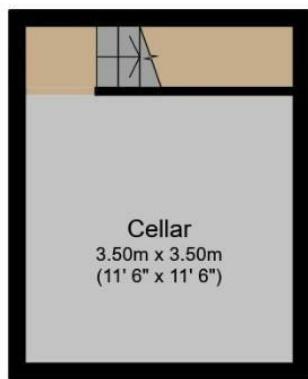
57 Nicholson Road, Sheffield, S8 9SU

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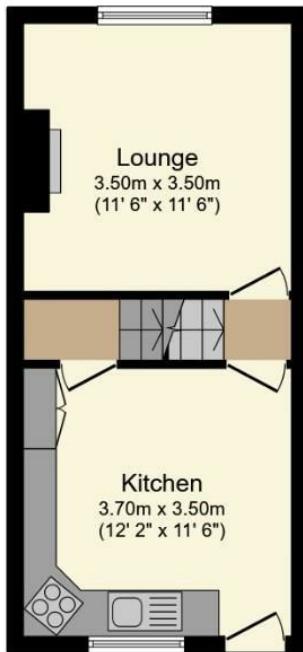
Asking Price £150,000

Hunters Woodseats are delighted to present this two/three bedroom mid-terrace home ideal for first time buyers or investors looking for a project. Situated in the ever popular district of Meersbrook within close proximity to Meersbrook Park, viewing is highly recommended. Entry to the property via back door into the kitchen diner having a range of base units and accompanying work surfaces with space for all usual appliances. Floor to ceiling cupboard space and access to the cellar. Through to the inner lobby with stairs rising to the first floor and side entrance. Front facing lounge with feature fire surround. The first floor offers a double bedroom overlooking the front of the property, shower room with modern walk in shower cubicle, W/C and sink basin. A door takes you through to an open plan staircase with stairs rising to the second floor and a door into the 2nd bedroom. Occasional attic bedroom three with velux window. Pleasant rear garden with a concrete level with a selection of mature shrubs and garden shed included in the price. Raised decking to the top of the garden, a relaxing spot ideal for garden furniture.

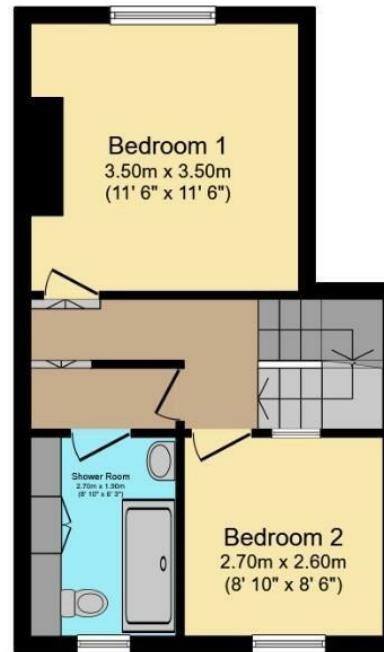
Hunters Sheffield - Woodseats 764 Chesterfield Road, Woodseats, S8 0SE | 0114 258 0111  
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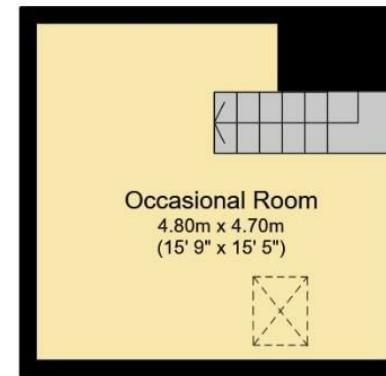
**Cellar**



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 96.5 sq.m. (1,039 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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## GENERAL REMARKS

### TENURE

This property is LEASEHOLD 800 years from 25

December 1897

### RATING ASSESSMENT

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

### VACANT POSSESSION

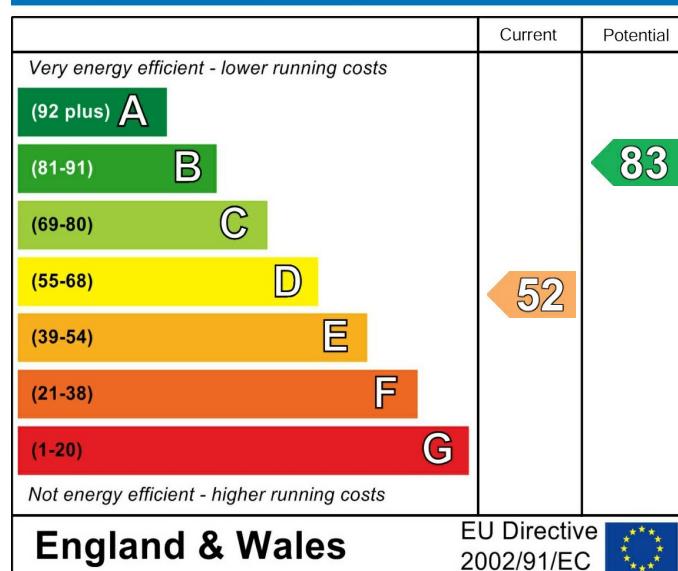
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

### 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**

### 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.





