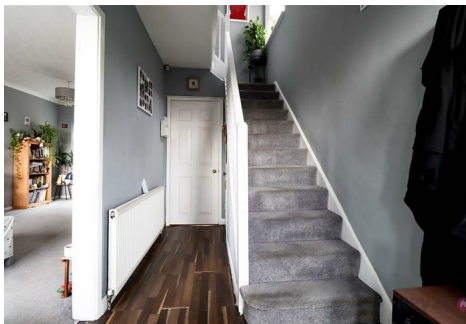


Marketing Preview



92 Fort Hill Road, Sheffield, S9 1BB

£170,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



**** GUIDE PRICE OF £170,000 - £180,000 **** A fantastic opportunity to purchase this three bedroom semi-detached property which has superb views over Sheffield. Being ready to move into and offering a modern kitchen and shower room. Also having a tiered rear garden and off road parking for up to three cars. Close to amenities and road links to the M1 Motorway and Meadowhall. Perfect for first time buyers or families alike!

SUMMARY

**** GUIDE PRICE OF £170,000 - £180,000 **** A fantastic opportunity to purchase this three bedroom semi-detached property which has superb views over Sheffield. Being ready to move into and offering a modern kitchen and shower room. Also having a tiered rear garden and off road parking for up to three cars. Close to amenities and road links to the M1 Motorway and Meadowhall. Perfect for first time buyers or families alike!

Enter into the spacious hallway which is open to the lounge/diner and the stylish gallery kitchen which has access to the rear garden.

The first floor comprises of a double bedroom with the front wit amazing views, a double bedroom to the rear and a single bedroom. Also having a modern shower room with a shower cubicle, wash basin and WC.

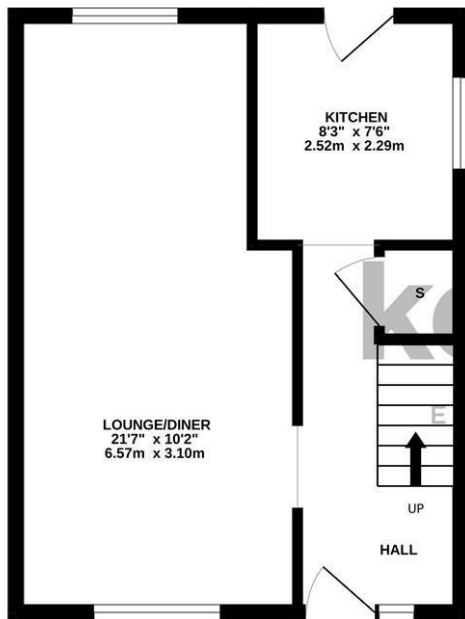
Having off road parking to the front and side and secure access to the rear. The rear garden is low maintenance and tiered with a patio with steps the the decked area which has incredible views. Fencing to the boundary and backing onto a park.

PROPERTY DETAILS

- LEASEHOLD, 135 YEARS REMAINING, £18PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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