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HUNTERS[®]

HERE TO GET *you* THERE

4 Hill Close, Stannington, Sheffield, S6 6BH

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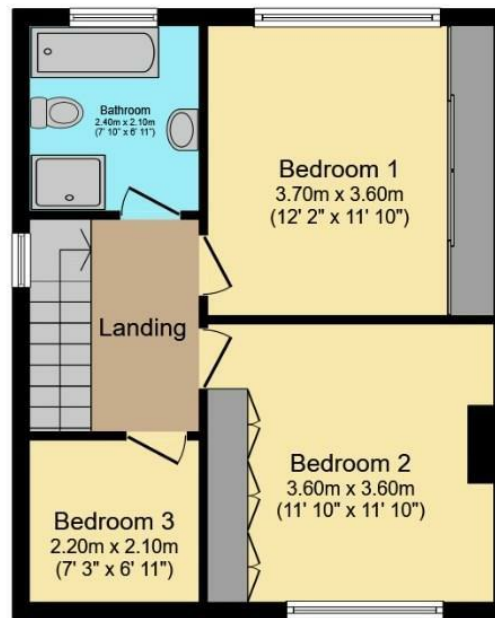
Asking Price £325,000

Hunters Hillsborough present an immaculate three bedroomed semi detached family home occupying a corner plot in the popular district of Stannington. With a gated multi vehicle driveway, well maintained outdoor space and accommodation finished to a high specification, we are sure this will be a firm favourite and viewing is highly recommended. Upon entry to the property a door leads you into a good size porch ideal for coats and boots. Through to a welcoming entrance hallway with stairs rising to the first floor and access to the open plan downstairs living quarters. The kitchen is a well planned space with a fantastic range of wall and base units with integrated appliances including an eye level electric oven and microwave, fridge freezer, dishwasher and gas on glass hob which is a dream to clean! Central island with a breakfast bar and hidden double bin cupboard. The dining area looks out over the garden with French doors leading out and there is access to the downstairs W/C and integrated garage which has a handy utility area. The kitchen leads into a super sized lounge, bright and spacious with a bay window overlooking the lovely green front garden. There's a multi fuel log burner and built in shelving. Upstairs, bedroom one comes complete with fitted wardrobes and offers outstanding views across the valley, bedroom two overlooks the front of the house and is the bigger of the two doubles and also has a range of fitted wardrobes. Bedroom three is a single. Newly fitted family bathroom with bath, shower cubicle with Rainfall and handheld shower, sink basin and W/C. Outside are three well maintained gardens with lawns and mature shrub borders. There's a patio at the side of the house ideal for garden furniture and family BBQ'S.

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Ground Floor



First Floor



Total floor area 113.1 sq.m. (1,217 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

Stannington village is a popular choice for families with good local schools on the doorstep. For weekend walks and adventures this property is just a short walk away from rural countryside and local parks. Local businesses, including pubs shops and cafes and transport links via Stannington road take you right into the heart of the city.

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 C.

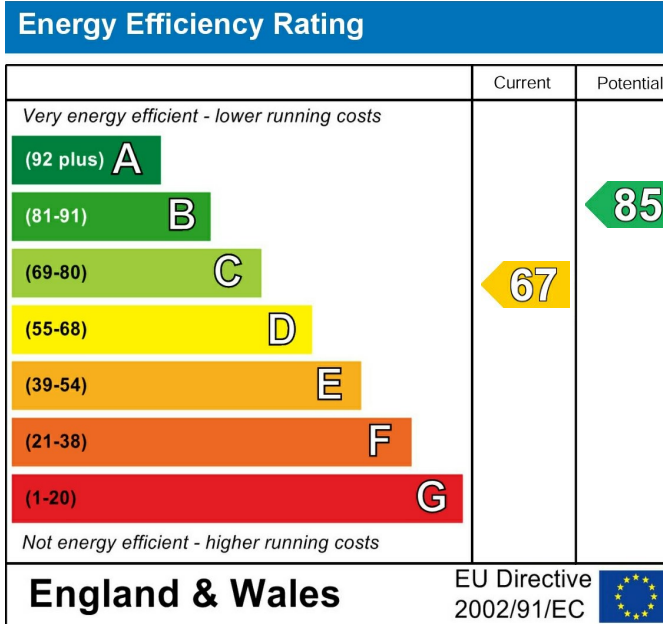
VACANT POSSESSION

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



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.









