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HERE TO GET *you* THERE

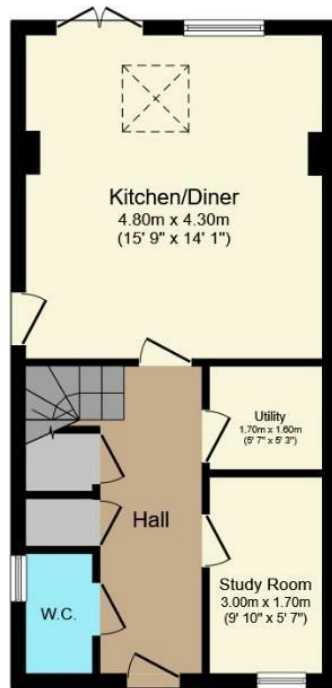
7 Dorothy Road, Sheffield, S6 4FP

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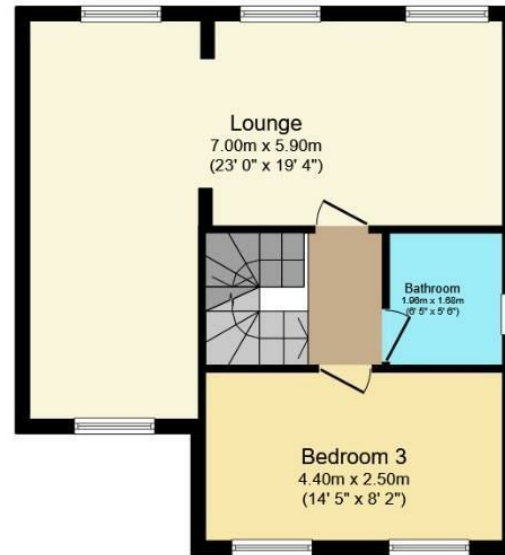
Asking Price £290,000

Hunters Hillsborough are delighted to present a superb three bedroom link detached home with a two car driveway, converted garage, study/bedroom four and three bathrooms. Located on a highly desirable side road just a stones throw away from the many amenities Hillsborough has to offer. Entry to the property via the front door into a welcoming entrance hallway offering access to all ground floor rooms and with stairs rising to the first floor. Handy downstairs closet with W/C and sink basin. There's a versatile room to the front of the house used as an office, could be a dining room or bedroom four. Utility room with counter tops, sink, wall and base units and space for a washer and a dryer. Through to the spacious kitchen diner with a Velux window and french doors out to the garden. There's a good range of fitted wall and base units with integrated appliances including an electric oven, gas hob and a dishwasher, space for a family dining table. The first floor offers a super sized L shape lounge with a dual aspect snug area and further relaxing family space. It's worth pointing out that most of the furniture is available to purchase subject to further negotiations. Family bathroom on this floor with a free standing bath with centre taps and a rainfall shower over the bath, sink basin and W/C. Large double bedroom overlooking the front of the house. Stairs rise to the second floor with two substantial double bedrooms both with a range of fitted wardrobes and Velux windows. One with an en suite comprising W/C, corner shower and sink basin. Outside there is a two car driveway and delightful courtyard area with a stone patio and raised planters. The garage has had a stud wall installed and is converted into a home gym.

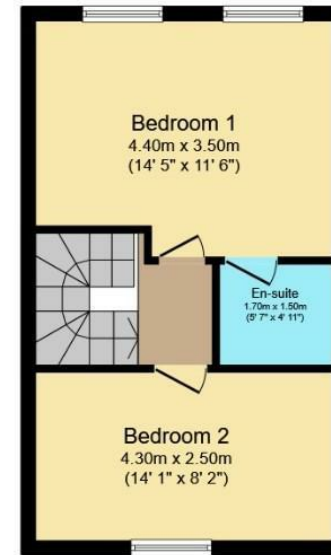
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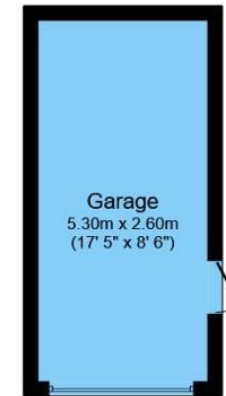
Ground Floor



First Floor



Second Floor



Garage

Total floor area 138.2 m² (1,488 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

Conveniently situated for the Sheffield Supertram. Dorothy Road is opposite Hillsborough Park and close to excellent local amenities including the Middlewood and Hillsborough shopping centres.

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

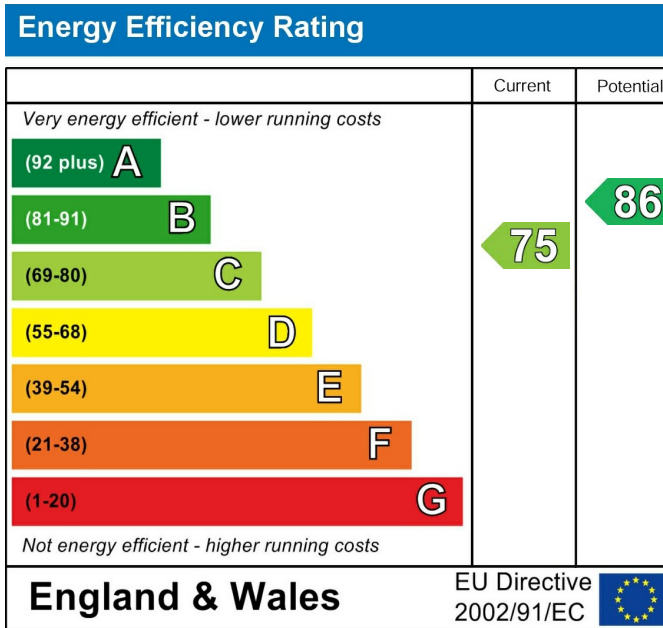
VACANT POSSESSION

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.









