



Bankfield Road, Malin Bridge, S6

- THREE BEDROOMS
- JULIETTE BALCONY
- TWO RECEPTION ROOMS
- EXCELLENT LOCAL AMENITIES
- ENSUITE MASTER BEDROOM
- ACCOMODATION OVER FOUR FLOORS
- STUNNING VIEWS
- EPC RATING D

£230,000

HUNTERS[®]
HERE TO GET *you* THERE

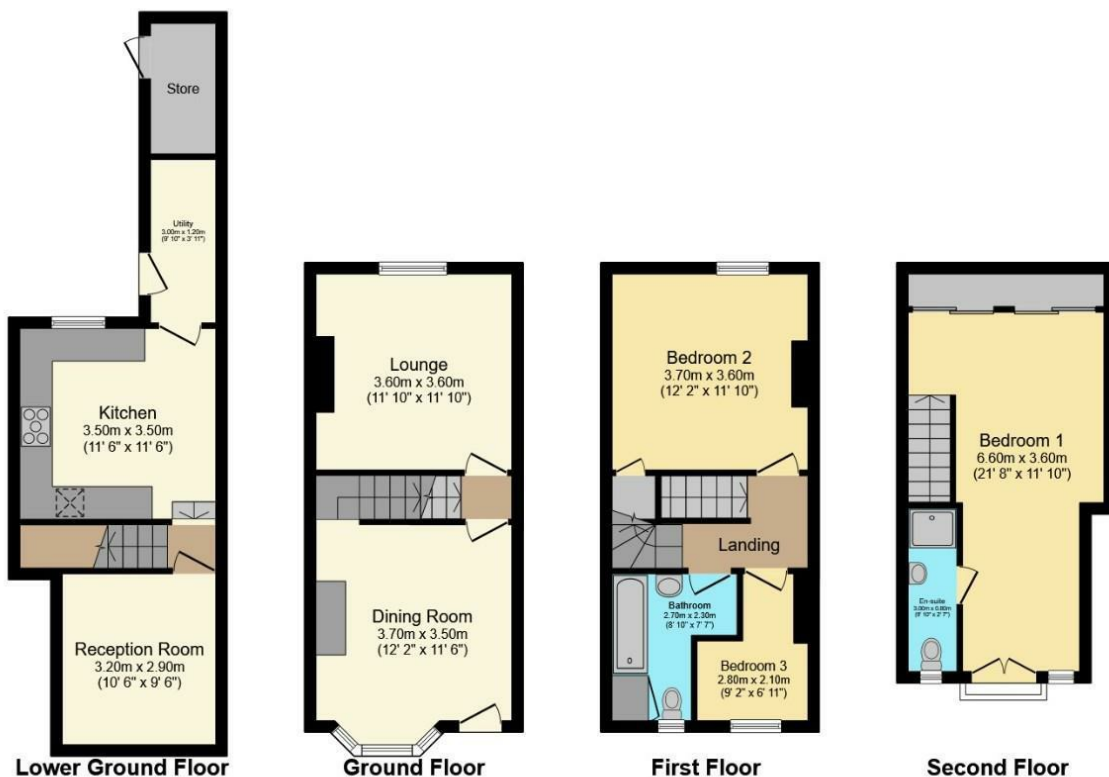
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DESCRIPTION

Hunters Hillsborough present a fantastic opportunity to purchase a larger than most three bedroom, two bathroom family home with accommodation over four levels. Situated on a quiet cul-de-sac in Malin Bridge on the outskirts of Hillsborough and offered for sale with no onward chain, viewing is essential. Entry via the ground floor in a front porch, a handy space for coats and boots. Front door into the dining area having a large bay window and access to the downstairs rooms. Through to the inner lobby with stairs rising to the first floor and access through to the lounge, a relaxing private room with views over the rear garden and beyond. The lower ground floor has been converted over past years to become the family breakfast kitchen with a fantastic range of wall and base units finished in sleek dark grey gloss with accompanying work surfaces. Integrated appliances include an eye level Neff electric oven and grill, gas hob, fridge freezer and dishwasher. A door leads you out into the utility area with plumbing for a washing machine and access to the rear garden. A basement room has been tanked and plastered and is currently being used as the music room. The first floor has a double bedroom, and there is a good size single bedroom enjoying the views of the valley. Family bathroom with bath, shower over bath, W/C and sink basin, stairs rise to the second floor. The En-suite master bedroom occupies the top of the house and has a range of built in wardrobes, modern décor and a stunning Juliette balcony accessed via French doors framing the outstanding views. En-suite bathroom with shower cubicle having a Rainfall and hand held shower and a W/C. The rear garden has an Indian stone patio area with steps down onto decking. There's a brick built BBQ and handy outdoor storage along with access to the old outside toilet block on next doors garden.







Total floor area 116.3 sq.m. (1,252 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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Viewing

Please contact our Hunters Sheffield - Hillsborough Office on 0114 242 4260 if you wish to arrange a viewing appointment for this property or require further information.

1 Middlewood Road, Hillsborough, S6 4GU
 Tel: 0114 242 4260 Email:
hillsborough@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

