



HUNTERS[®]
HERE TO GET *you* THERE

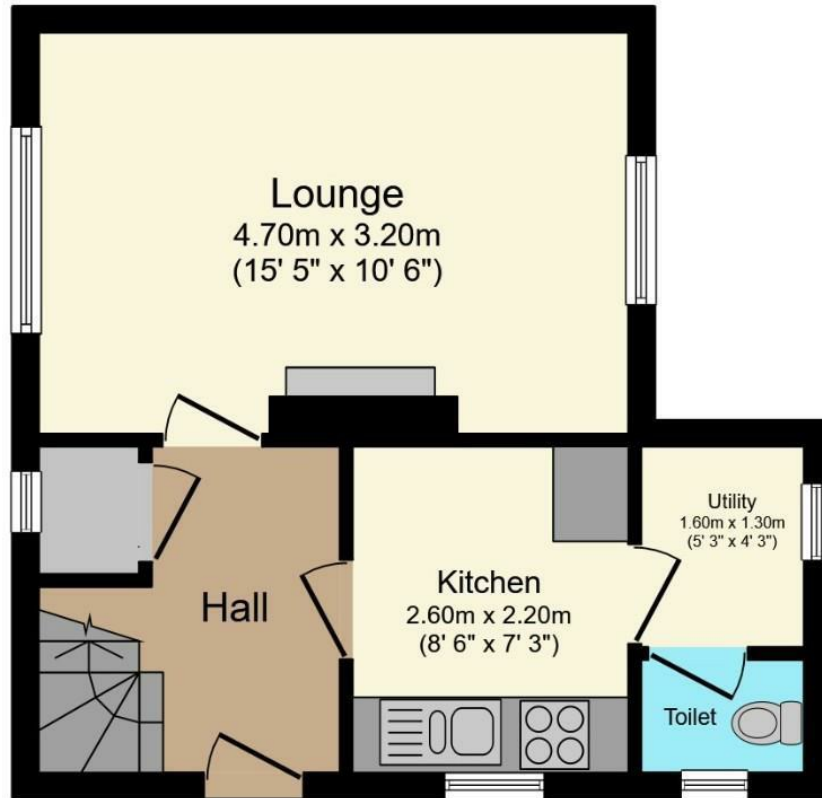
Wilcox Road, Fox Hill, Sheffield, S6

1 Wilcox Road, Fox Hill, Sheffield, S6 1BQ

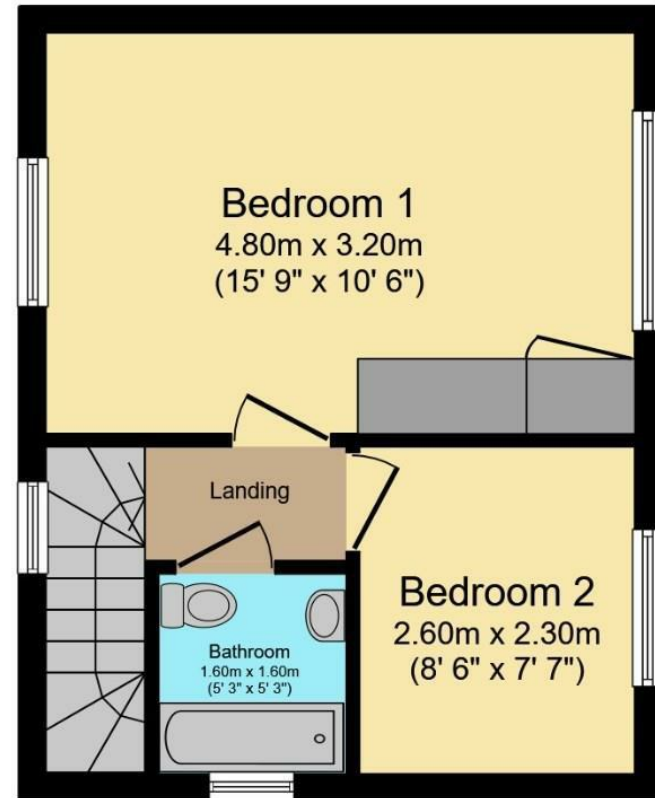
Asking Price £130,000

Hunters Hillsborough are delighted to present a two bedroom semi detached home with extensive gardens and off road parking. Occupying a generous corner plot, the property is set back from the road and would appeal to first time buyers and investors alike. Offered for sale with no onward chain, entry to the side door via a gate and garden path. Entrance hallway with laminate flooring running through to the lounge, stairs rise to the first floor and there is a handy under stairs storage cupboard. Through to the dual aspect lounge/diner with feature fire surround and electric fire, fitted blinds to both windows. Kitchen with a good range of wall and base units with space for a cooker. Through to the rear porch which is used as a utility with plumbing for a washing machine and space for a free standing fridge freezer. A door leads you through to a downstairs W/C. Upstairs the master bedroom mirrors the size of the lounge with dual aspect windows, radiators at each end of the room and a handy storage cupboard. Bedroom two overlooks the side gardens of the house and there is a family bathroom with bath, shower over bath, W/C and sink basin. Off road parking for one car and fantastic rear/side gardens having a patio area and low maintenance lawn.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
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Ground Floor



First Floor

Total floor area 59.2 sq.m. (637 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

Situated close to an abundance of local amenities including Chaucer Road Asda and Kilner Way Retail Park just a short stroll away. Public transport routes on your doorstep.

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 A.

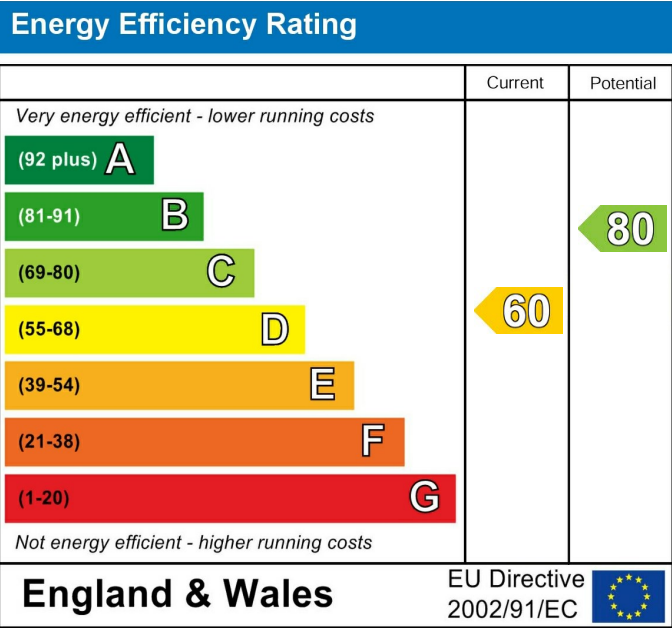
VACANT POSSESSION

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



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.







