



HUNTERS[®]
HERE TO GET *you* THERE

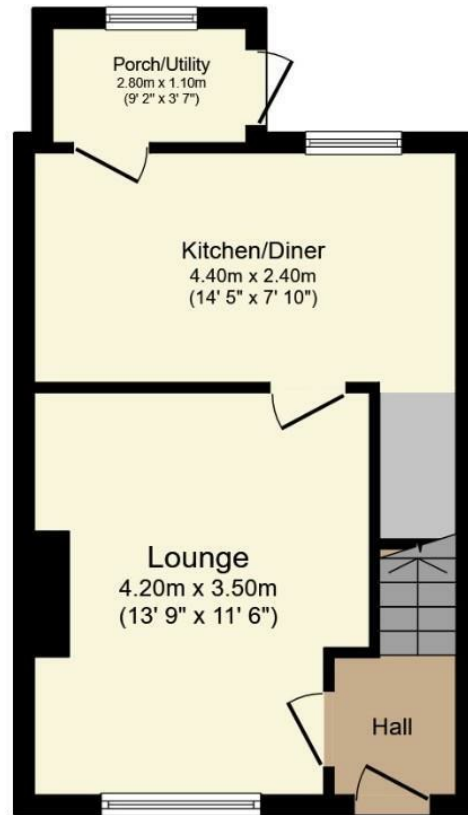
26 Browning Close, Sheffield, S6 1BY

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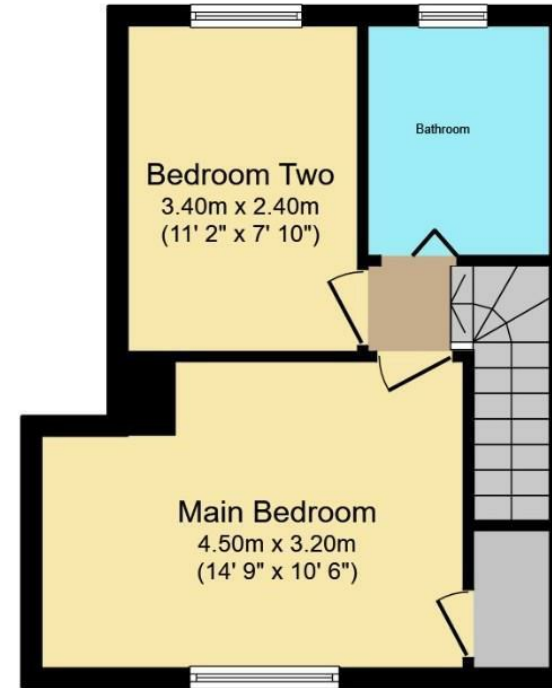
Asking Price £125,000

Hunters Hillsborough are delighted to offer a well presented two bedroom mid terrace home situated at the head of a cul-de-sac in the popular residential district of Fox Hill. Ideal for first time buyers or landlords, the property boasts off street parking and overlooks the green spaces of Wolfe Road Park. Offered for sale with no onward chain, viewing is highly recommended. Entry via the front door into the inner lobby with stairs rising to the first floor and access to downstairs rooms. The lounge is a relaxing room with laminate flooring and views down the cul-de-sac. Door through to the kitchen diner with a fantastic range of wall and base units with white fronts and accompanying, newly fitted work surfaces. Integrated appliances include an electric cooker and a gas hob with extractor. Space for a freestanding fridge freezer in the handy walk in storage cupboard. Back porch used as a utility with work surfaces and cupboard space and plumbing for a washing machine, door out to the rear garden. Upstairs the master bedroom has the added benefit of occupying the front of the shared passage and has a walk in cupboard. Further double bedroom and the family bathroom with bath, shower over bath, W/C and sink basin. Outside the property has private off road parking to the front. The rear is a good size private garden with a gate leading out to the shared passage.

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Ground Floor



First Floor

Total floor area 63.8 m² (686 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.

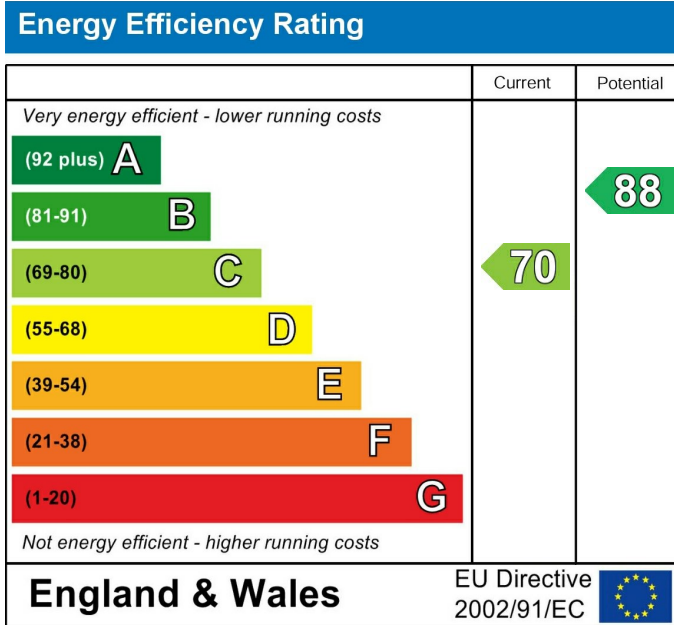
VACANT POSSESSION

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.



