



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

72 Overton Road, Sheffield, S6 1WJ

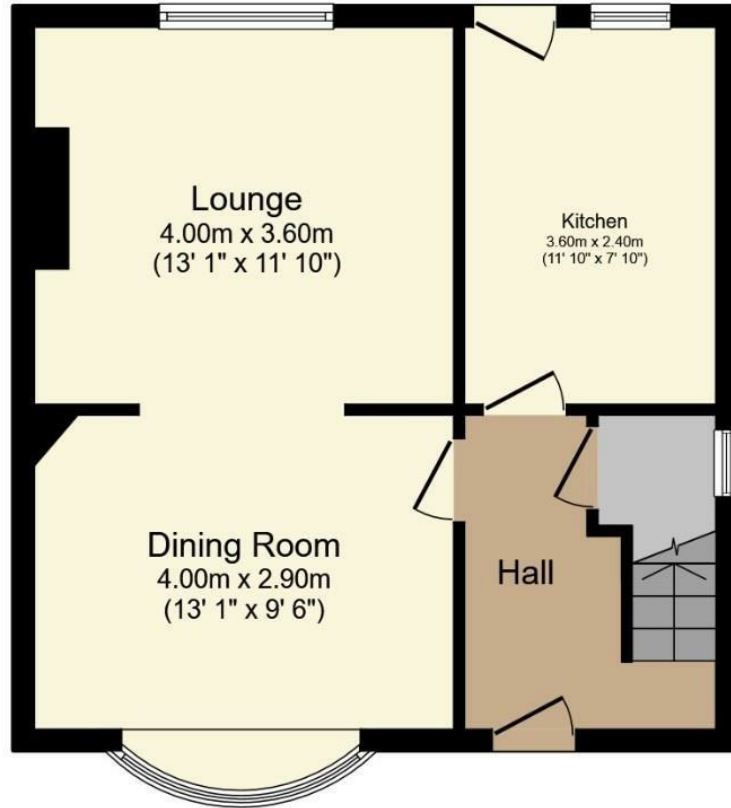
72 Overton Road, Sheffield, S6 1WJ

Asking Price £240,000

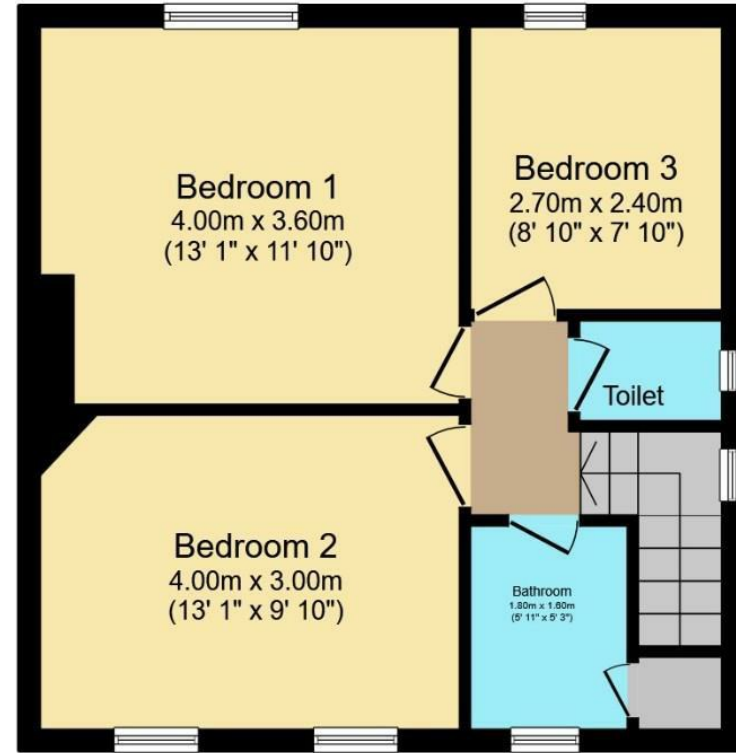
Hunters Hillsborough are pleased to market a well presented semi detached home on this highly regarded road with access to an abundance of local amenities. Having recently undergone re pointing to all walls and offered for sale with no onward chain, early viewing is highly recommended. Entry via the front door into a welcoming entrance hallway with under stairs storage. The lounge diner offers dual aspect windows with quality walnut effect laminate flooring, a super sized built in dark wood shelving unit and focal point feature wooden fire surround with black marble hearth and a gas fire. The kitchen has a good range of cream wall and base units with electric oven and gas hob. Undercounter space for a freestanding washing machine and a dryer and there is space for a tall fridge freezer. Door out to the rear garden. Upstairs the master bedroom is at the back of the house with lovely views over the city. Laminate flooring and space for the usual bedroom furniture. Further double bedroom at the front with two windows. Single bedroom and the added benefit of a separate W/C. The bathroom comprises bath, shower over bath and sink basin. The property is installed with electric wall mounted heaters. Outside the property occupies a generous plot with off road parking and access via a secure gate down the side of the house to the rear garden. Raised patio area at the back, ideal for garden furniture with steps down to a lawn and further patio.

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**Ground Floor**



**First Floor**

Total floor area 88.1 m<sup>2</sup> (948 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**

Overton Road is ideal for access to Marlcliffe Primary School. An abundance of shops and restaurants on Middlewood Road are within walking distance as is the Sheffield Supertram Link into the city centre and beyond. For those looking for green spaces for weekend activities, Hillsborough park is just a short walk.

**General Remarks**

**TENURE**

This property is Freehold

**RATING ASSESSMENT**

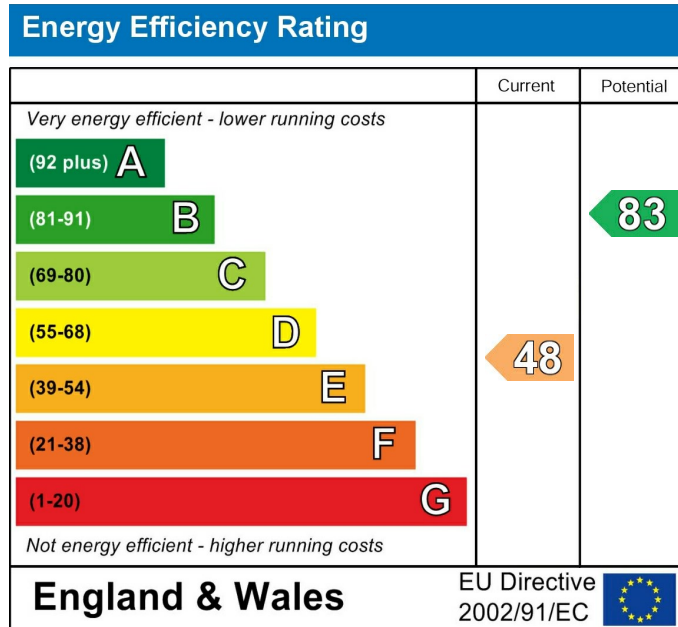
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

**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 requirement



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.











