



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

9 Hallowmoor Road, Sheffield, S6 4WW

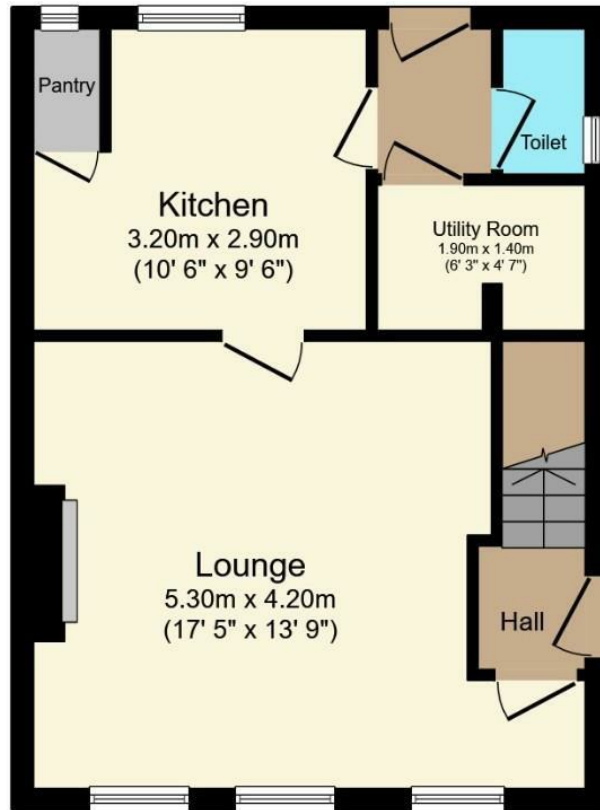
9 Hallowmoor Road, Sheffield, S6 4WW

Asking Price £180,000

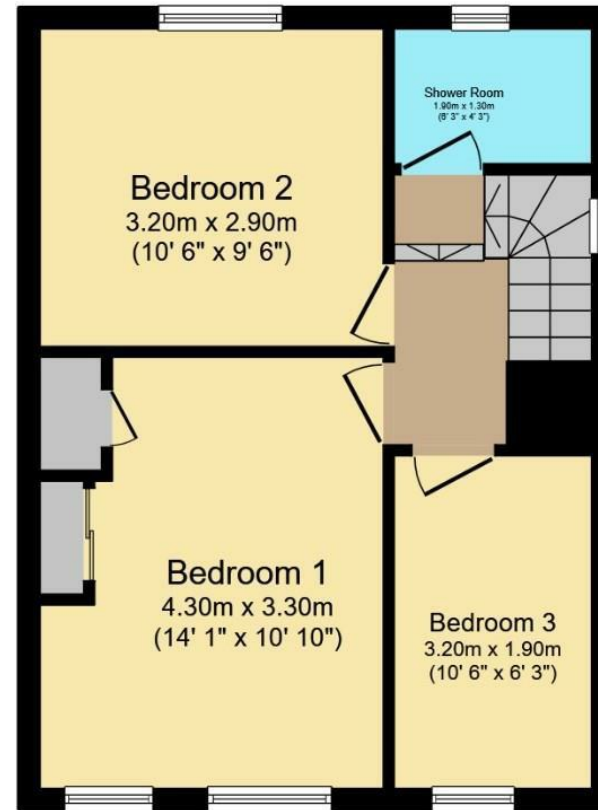
Hunters Hillsborough present a delightful three bedroom semi detached home situated in the popular location of Wisewood with easy access to local amenities and public transport. Ideal for first time buyers or those looking for a project, early viewing is recommended. Entry to the property via the side door into the inner lobby with space for coats and boots and stairs rising to the first floor. Bright and welcoming lounge with three front facing and one side facing window. Handy built in wooden storage cupboards and focal point feature fire surround with an electric fire. Kitchen/diner with a large built in storage cupboard and views over the immaculate rear garden. Door through to the porch with a downstairs W/C and large walk-in storage cupboard housing the boiler. Access to the rear garden from the porch. Upstairs the master bedroom overlooks the front of the house with a built-in storage cupboard and plenty of space for usual bedroom furniture. Further good size double and a single bedroom. Shower room with walk in shower cubicle, W/C and sink basin. The property enjoys low maintenance front and rear gardens. There is a secure gate leading onto the rear garden with a large lawn with mature shrub borders and a concrete patio area ideal for garden furniture.

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**Ground Floor**



**First Floor**

Total floor area 77.4 m<sup>2</sup> (833 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

Wisewood is a popular choice with access to facilities at both Malin Bridge and Hillsborough . The Sheffield Supertram network is just a short stroll in Malin Bridge along with the nature walks Rivelin Valley has to offer.

## 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 requirement

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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. 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.











