



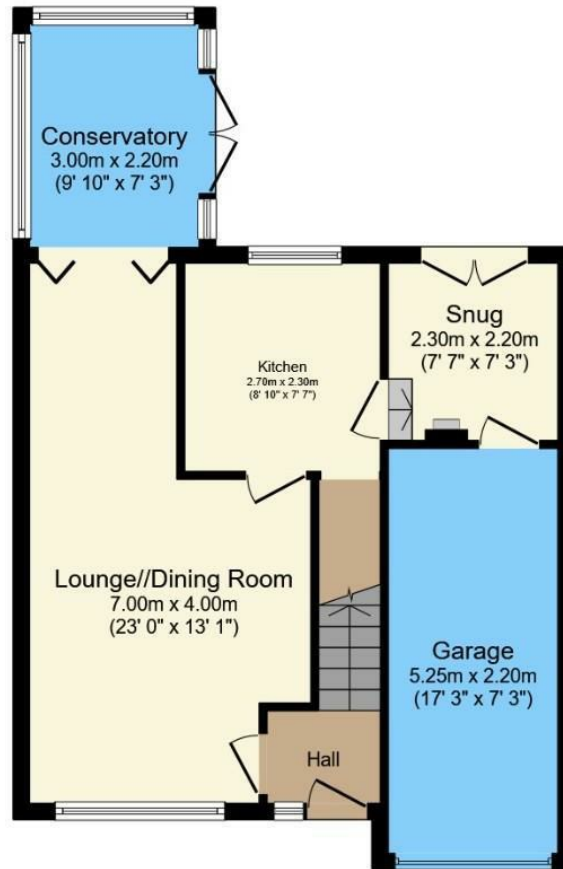
HUNTERS[®]
HERE TO GET *you* THERE

9 Churchill Road, Stocksbridge, Sheffield, South Yorkshire,
S36 1LB

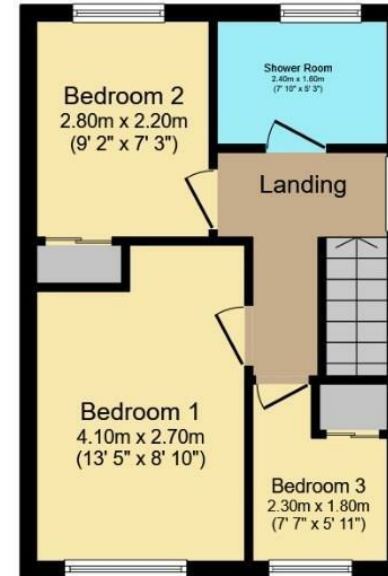
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Offers In Excess Of £240,000

Hunters Hillsborough present an outstanding extended three bedroom semi detached family home, elevated from the road with outstanding views over the valley. Complete with a conservatory, utility room and a newly fitted shower room, viewing is highly recommended. Entry to the property via the front door accessed via steps with a glass balustrade. Into the entrance hallway with stairs rising to the first floor and a door through to the main living space. Open plan lounge/diner, bright and spacious with a large front window to relax and enjoy the views. Bi fold doors lead off from the dining area into the conservatory. With a tiled roof and central heating installed, the Conservatory can be enjoyed all year round, French doors lead out to the landscaped gardens. Back to the lounge/diner where a door takes you into the fully fitted kitchen with Karndean flooring and a good range of wall and base units. Integrated appliances include a double electric oven, induction hob and a microwave. Through to the utility area which also doubles up as a relaxing snug with French doors out to the garden. Under counter space for a washing machine and a dryer and access to the integrated garage with an electric roller door. Upstairs are two double bedrooms and one single. Newly fitted shower room with a spacious walk in shower having a Rainfall and handheld shower, sink basin and W/C. Outside the property enjoys a low maintenance front garden dressed with pebbles alongside the driveway. To the rear there is a composite decked area with stone steps leading up to an artificial lawn.



Ground Floor



First Floor

Total floor area 88.0 m² (947 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

Churchill Road is ideally placed with easy access to the popular Fox Valley Retail Park and the many amenities Stocksbridge has to offer. Close to public transport links with connections to Sheffield City Centre along with Motorway links. Just a short drive to beautiful country walks in the Peak District and surrounding areas.

GENERAL REMARKS

TENURE

This property is Freehold

RATING ASSESSMENT

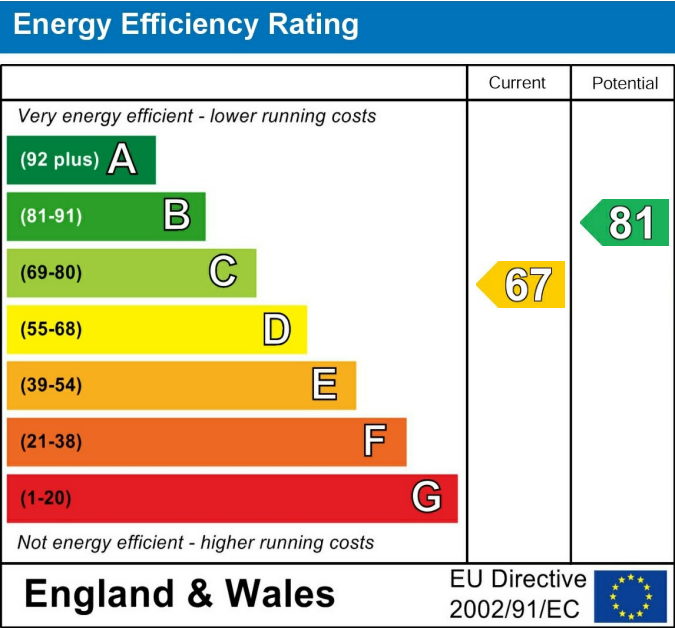
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

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 requirements.



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.





