



**HUNTERS®**

HERE TO GET *you* THERE

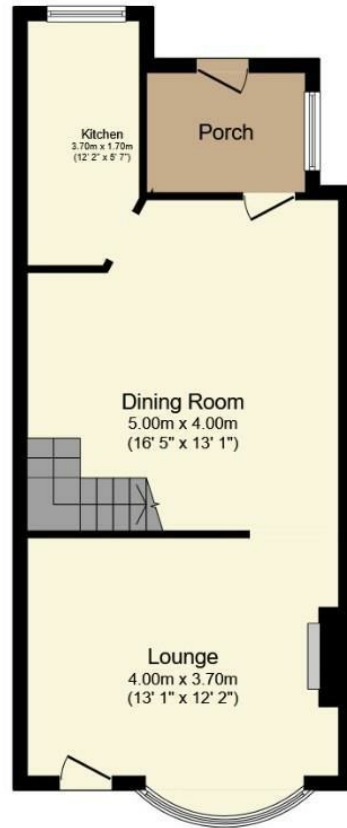
5 Warner Road, Sheffield, S6 4FU

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Asking Price £220,000

Hunters Hillsborough present an immaculate, deceptively spacious 2/3 bedroomed mid terrace home situated in the heart of the popular district of Hillsborough. This stunning home is just a stone's throw away from the green spaces of Hillsborough park with access to the Sheffield Supertram at the bottom of the road. Ideal for the growing family or first time buyers, viewing is highly recommended. Entry via the front door into a bright and spacious lounge, having wood effect laminate flooring and traditional high ceilings throughout. A superb art deco fire surround comes complete with an electric fire. The dining room has open plan stairs with stone covered wall art and an open fire. Door through to the back porch and access to the kitchen. Having a good range of wall and base units with integrated electric oven, gas hob and washing machine, the kitchen overlooks the rear garden. The first floor has a supersized double bedroom with attractive decor and a built-in storage cupboard. An occasional bedroom, ideal as office space leads into the bathroom. The family bathroom is a good size with a separate shower cubicle, bath, sink basin and W/C. Stairs rise to a double attic bedroom with a dormer window and large storage cupboards. Outside the rear garden has a delightful fenced off area with artificial grass and brick built storage.

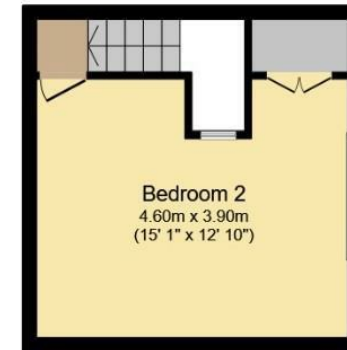
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hillsborough@hunters.com | www.hunters.com



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 119.4 m<sup>2</sup> (1,285 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

Warner Road is ideally situated for the convenience of various amenities within walking distance, including the Sheffield Super tram links, Hillsborough Park local convenience shops, cafés, takeaways etc, that the Hillsborough shopping centre has to offer.

General Remarks

TENURE

The property is Leasehold with 675 years remaining at a cost of £6 per annum

RATING ASSESSMENT

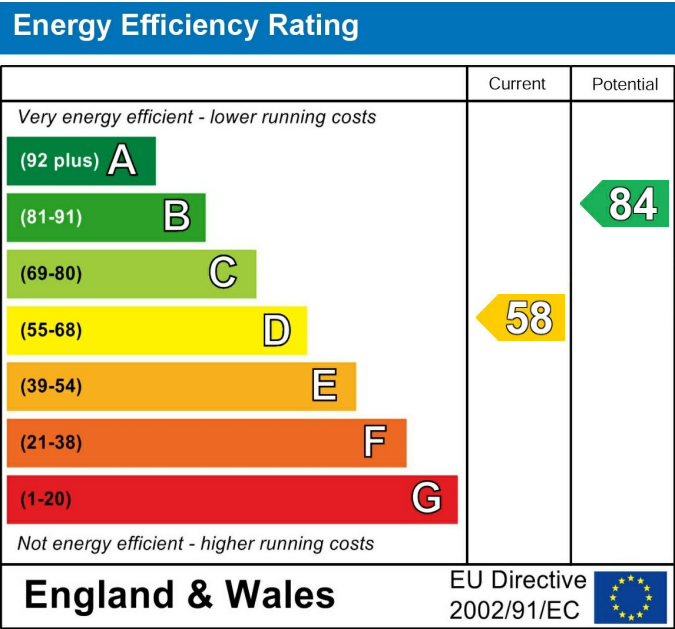
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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.



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.

