



HUNTERS®
HERE TO GET *you* THERE

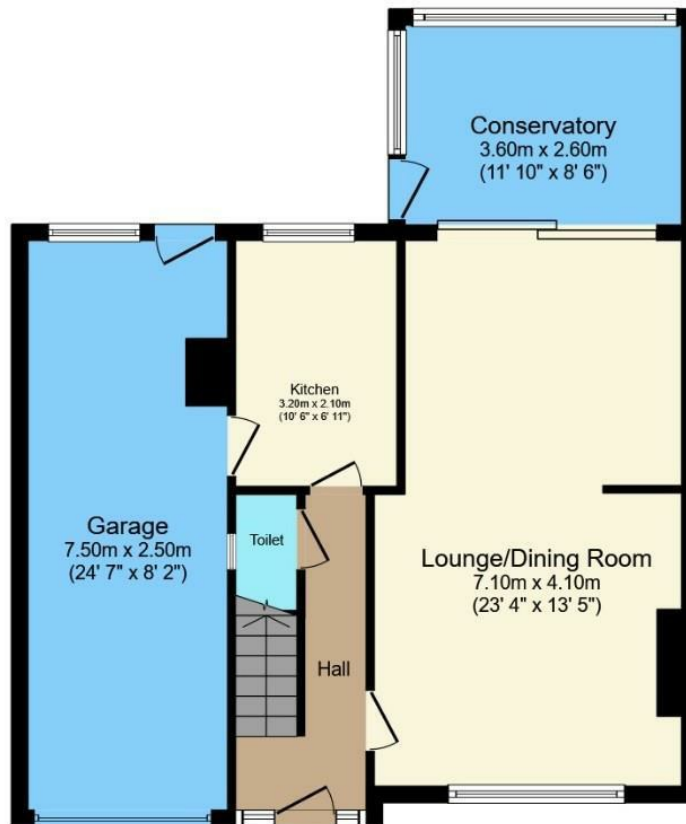
30 Carrville Drive, Birley Carr, Sheffield, S6 1JN

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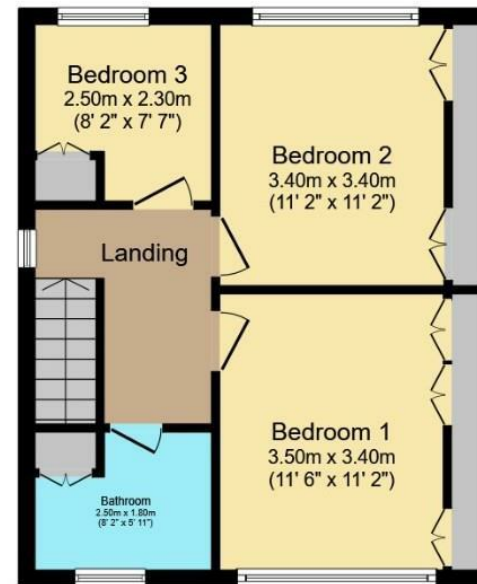
Offers Over £260,000

Hunters Hillsborough present a delightful family home situated on a highly popular tree lined road in the heart of Birley Carr. This extended detached home occupies a generous plot having a driveway, garage and private rear garden. Entry via the front door into the entrance hallway with stairs rising to the first floor and access to a downstairs W/C. Bright and spacious lounge with a large front window and focal point stone feature fire surround and hearth with an electric fire. Extended to the rear, a bright sunny room overlooking the garden currently used as the family dining area, gives access to the sun soaked rear garden. The kitchen has a good range of wall and base units with white modern fronts and accompanying work surfaces. Space for free standing appliances which can be negotiated into the sale. Handy under the stairs cupboard and access to the side garage and the rear garden from the kitchen. Upstairs the first floor has two double bedrooms and one single all with built-in wardrobe space. Family bathroom with a white three piece suite comprising bath, shower over bath, W/C and sink basin. Outside, the front garden has a well maintained lawn, driveway and surrounding mature shrubs and trees. Access into the garage housing the boiler for the blown air heating system installed throughout the whole property. The rear garden is a private enclosed space with a lawn and patio area ideal for garden furniture. Various mature trees border the garden.

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Ground Floor



First Floor

Total floor area 113.0 m² (1,216 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

Carrville Drive is located in the ever popular district of Wadsley Bridge/Birley Carr situated just a short walk away from Hillsborough Centre and the Sheffield Supertram Links. There's a good selection of local pubs in the area and Kilner Way retail park, Asda Supermarket and Sainsburys are just a stones throw away.

General Remarks

TENURE

This property is Freehold

RATING ASSESSMENT

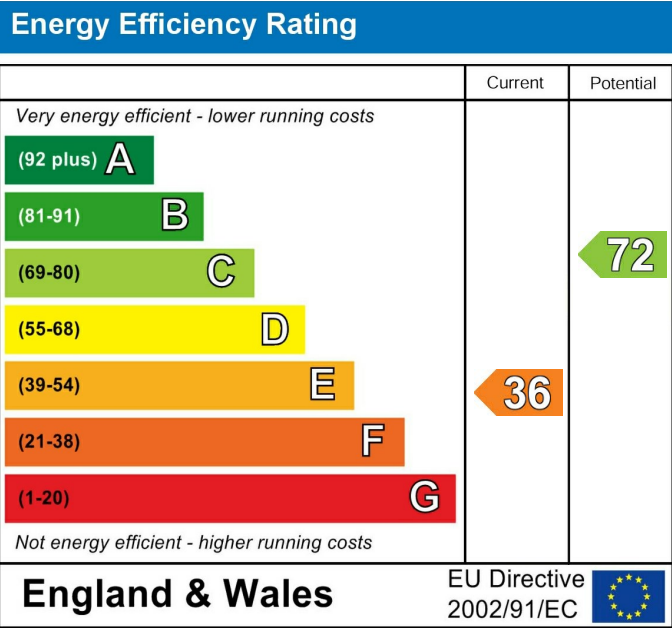
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band C.

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.





