



HUNTERS[®]

HERE TO GET *you* THERE

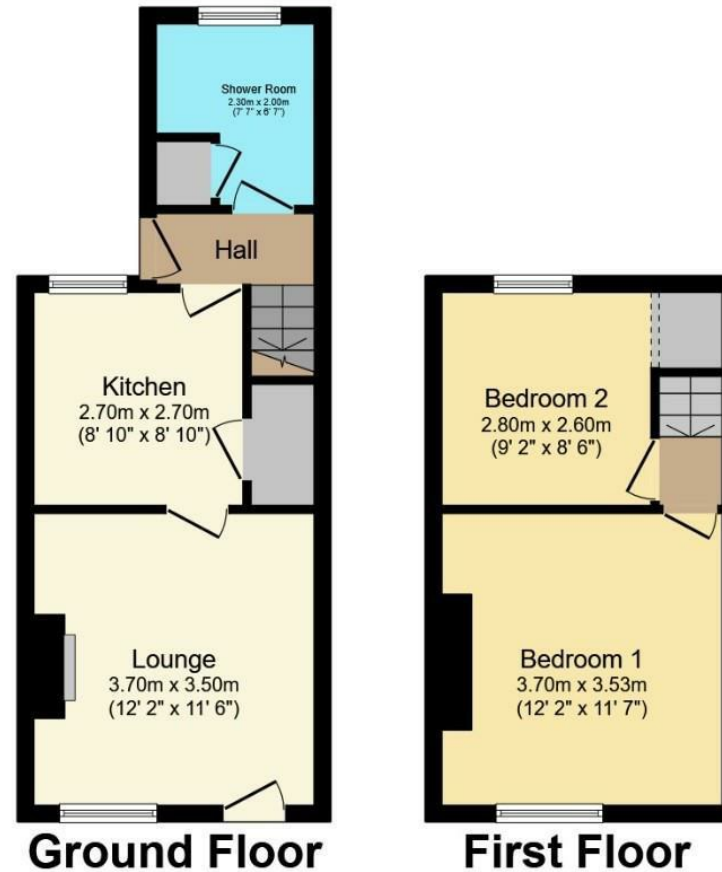
46 Beechwood Road, Sheffield, S6 4LP

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Asking Price £160,000

Hunters Hillsborough are delighted to present a two bedroom mid terrace home in the heart of the popular district of Hillsborough, offering access to a range of excellent amenities and public transport. The property would appeal to first time buyers and investors alike and is for sale with no onward chain, viewing is highly recommended. Entry via the front door into the lounge with high ceilings, neutral decor and focal point feature fire surround and a gas fire. A door takes you through to a well equipped kitchen with a good range of wall and base units featuring an integrated eye level electric oven and a microwave. There's space for a washing machine and a handy pantry with electric points, ideal for a fridge freezer. Open stairs up to the first floor and door out to the garden. An extension at the rear creates a shower room with a large walk in shower cubicle featuring a rainfall and handheld shower. There's a W/C and a sink basin. Upstairs are the sleeping quarters with two good size double bedrooms. Outside the property enjoys a low maintenance concrete yard, fenced off for privacy and ideal for garden furniture. The property has access to an outhouse and to the rear is a secure gate giving access to Hunter Road.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
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Total floor area 52.9 m² (570 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

GENERAL REMARKS

TENURE

This property is Freehold

RATING ASSESSMENT

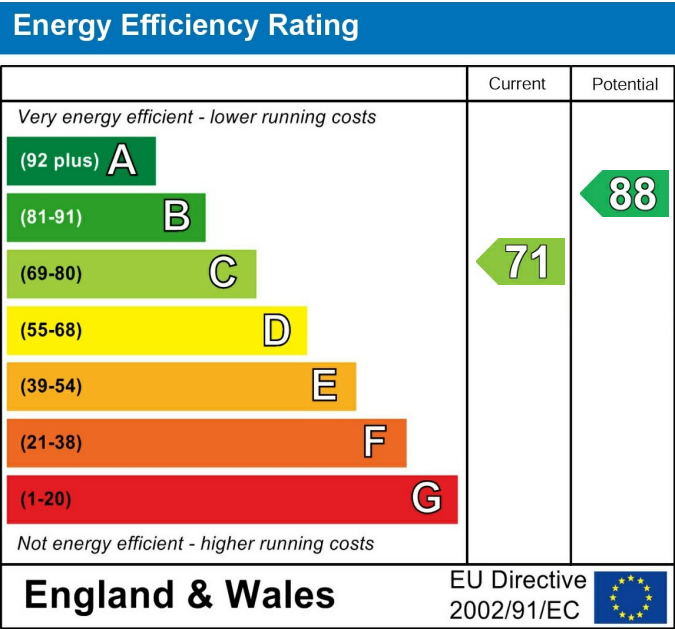
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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



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.









