



HUNTERS[®]
HERE TO GET *you* THERE

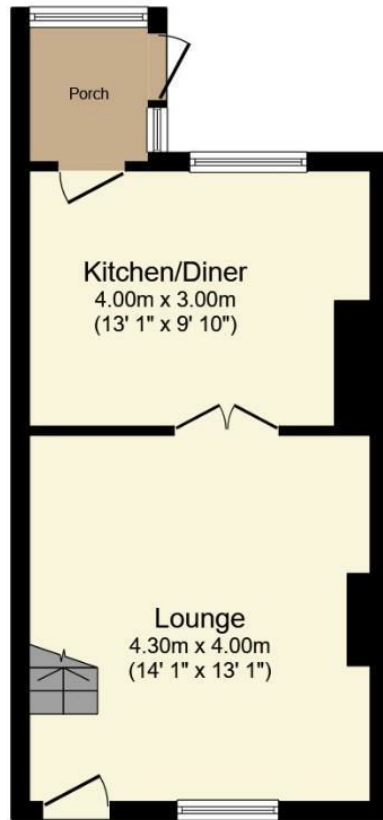
4 Johnson Lane, Ecclesfield, Sheffield, S35 9XG

4 Johnson Lane, Ecclesfield, Sheffield, S35 9XG

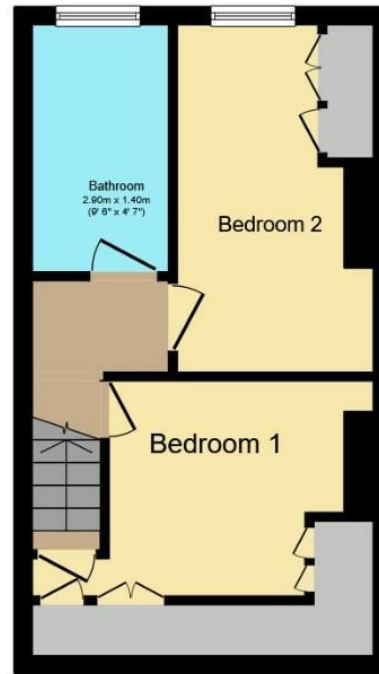
Asking Price £140,000

Hunters Hillsborough present an ideal opportunity for first time buyers or investors to purchase a two/three bedroomed mid terrace home situated in the heart of Ecclesfield with access to many local amenities including Ecclesfield park and the doctors surgery. The property is offered for sale with no onward chain and is ready and waiting for the new owner. Access via the front door into the spacious lounge with open plan stairs and focal point feature fire surround with a gas fire. The remaining furniture in the property can be included in the sale subject to further negotiations. Access to the cellar head from the lounge and double doors take you through to the kitchen diner. Having a fantastic range of fitted wall and base units, the kitchen features an eye level electric oven and microwave with a gas hob and an integrated washing machine. Space for a dining table and access via the back door into the porch with space for a freestanding fridge freezer, leading out to the delightful garden. The first floor has a good size single/three quarter double bedroom to the rear with built-in wardrobe space, family bathroom with bath, shower over bath, W/C and storage units with built in sink basin. Double bedroom to the front with a range of fitted wardrobes and access via stairs to the occasional attic bedroom with a Velux window and plenty of space for bedroom furniture. Outside the rear garden has a patio area ideal for garden furniture with steps down to the lawn and a range of mature shrubs and plants. A path leads to a brick built shed/workshop and a gate leads to rear access at the back of the properties.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com



Ground Floor



First Floor



Second Floor

Total floor area 73.8 sq.m. (794 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).

Powered by www.focalagent.com

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

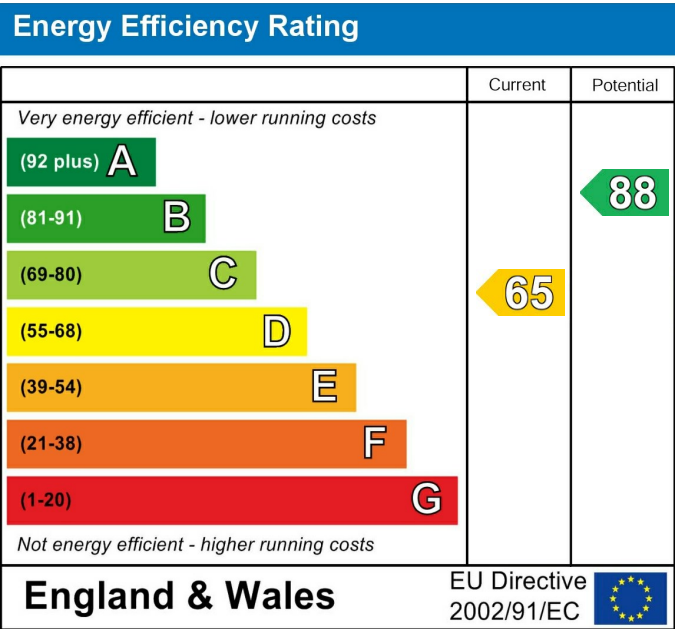
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

LOCAL AREA

Located just a short stroll from the green spaces of Ecclesfield park, local shops and the doctors surgery along with major supermarkets. Good public transport links and a short drive will take you to the M1 motorway network making it ideal for commuting.



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.









