



HUNTERS®

HERE TO GET *you* THERE

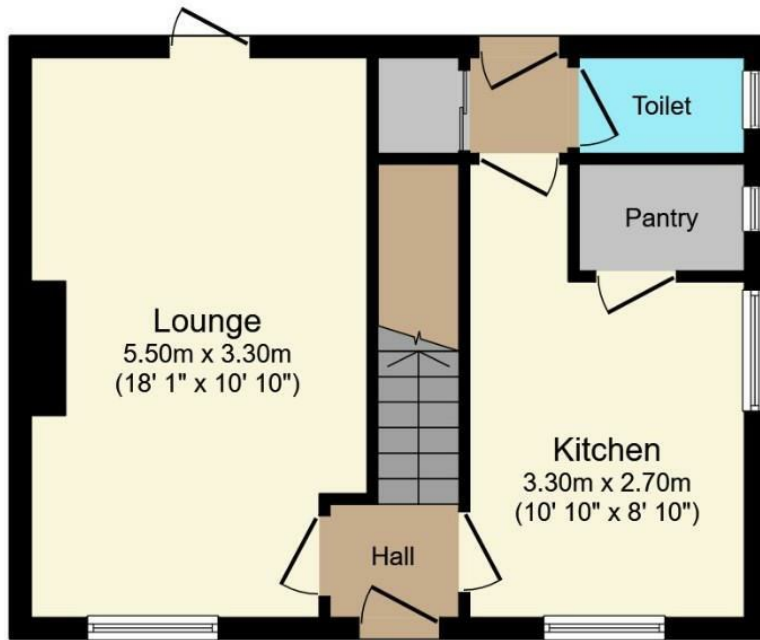
75 Hallowmoor Road, Sheffield, S6 4XB

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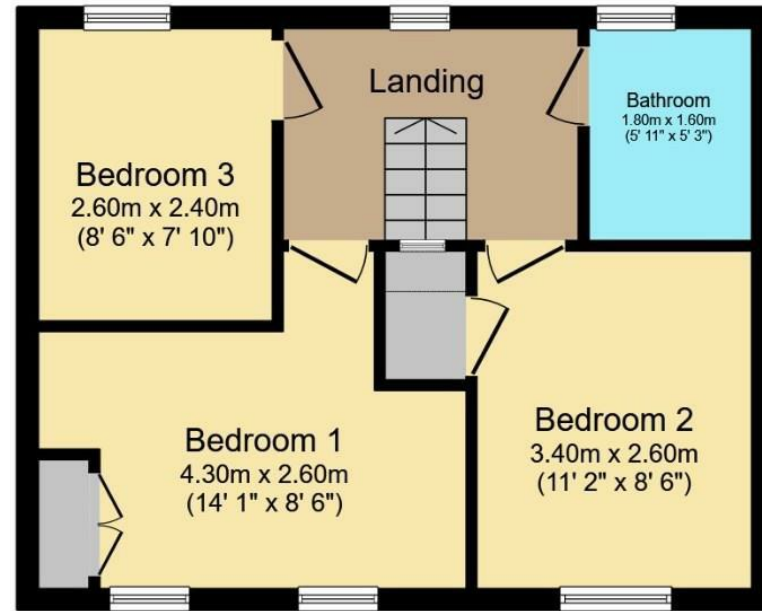
Guide Price £170,000

Hunters Hillsborough are delighted to present an opportunity for first time buyers or those looking for a project to purchase a three bedroomed semi detached family home in the ever popular district of Wisewood. Boasting a substantial driveway and large rear garden, early viewing is highly recommended. Entry via a gated driveway to the front door. Welcoming entrance hallway in the centre of the house with stairs rising to the first floor and access to ground floor rooms. The lounge is dual aspect with plenty of space for furniture and garden views. Breakfast kitchen with a range of wall and base units and space for freestanding appliances. Handy pantry with shelving and access to the rear porch with a downstairs W/C and walk in storage cupboard housing the boiler. Access to the rear garden via the back door. Upstairs the spacious landing leads to a supersized master bedroom with two front facing windows and built-in storage cupboards. Further double bedroom and a single. Family bathroom with bath, shower over bath, W/C and sink basin. Outside the front garden is a lawn with a range of mature shrubs and plants. Access down the side of the house to the good size rear garden with patio areas ideal for garden furniture, a lawn and a garden shed.

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Ground Floor



First Floor

Total floor area 77.0 sq.m. (829 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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GENERAL REMARKS

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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.

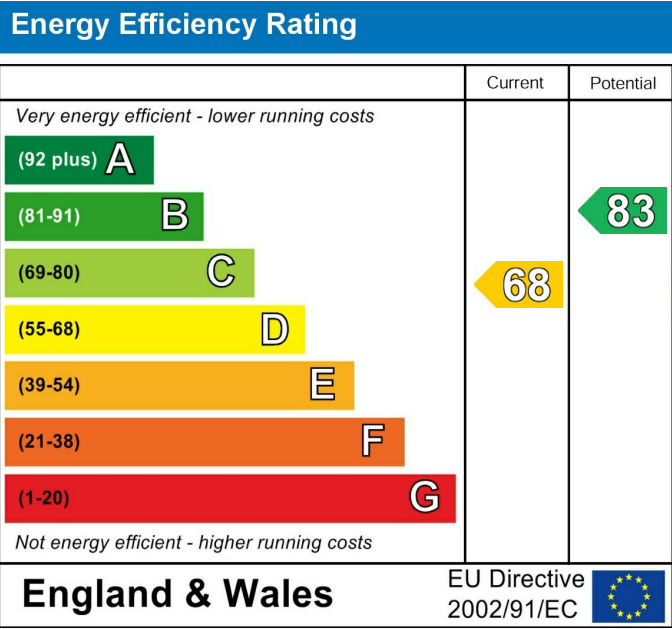
MORTGAGE FACILITIES

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

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

LOCAL AREA

Wisewood is a popular choice with access to facilities at both Malin Bridge and Hillsborough . The Sheffield Supertram network is just a short stroll in Malin Bridge along with the nature walks Rivelin Valley has to offer.



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.

