



HUNTERS[®]
HERE TO GET *you* THERE

96 St. Michaels Road, Ecclesfield, Sheffield, S35 9YN

96 St. Michaels Road, Ecclesfield, Sheffield, S35 9YN

Asking Price £160,000

Hunters Hillsborough are delighted to present a three bedroom mid terrace home set back from the road in the sought after village of Ecclesfield. Located just a short walk to local shops and amenities, this property would appeal to first time buyers or a growing family. Entry via the front door into the lounge with focal point feature fire surround and a gas fire. Built in storage cupboard housing the meters, and views over the front garden and beyond. Through to the inner lobby with stairs rising to the upper floors, into a spacious family dining room with a marble hearth and gas fire. Handy under the stairs storage cupboard and access to the off shot kitchen. Having a good range of wall and base units with accompanying work surfaces, an electric oven and gas hob are included in the sale along with space for a fridge and a washing machine. Access via the back door to the large rear garden. The first floor has a front facing double bedroom with lovely views over Ecclesfield and beyond. Further good size bedroom to the rear and a shower room with a walk in shower cubicle, W/C and sink basin with built in cupboard space. Stairs rise to the attic bedroom with a dormer window and access to the eaves. The property enjoys lovely outside space with a neat and tidy front garden having artificial grass and a front gate. Larger than most, the rear garden has a concrete patio area with steps rising to a lawn. Garden path with mature shrubs and plants border leading up to a further patio area at the rear of the property.

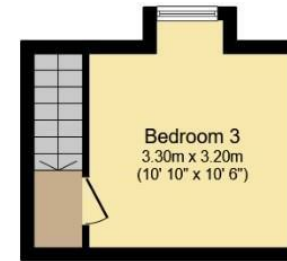
Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com



Ground Floor



First Floor



Second Floor

Total floor area 91.1 sq.m. (981 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

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.

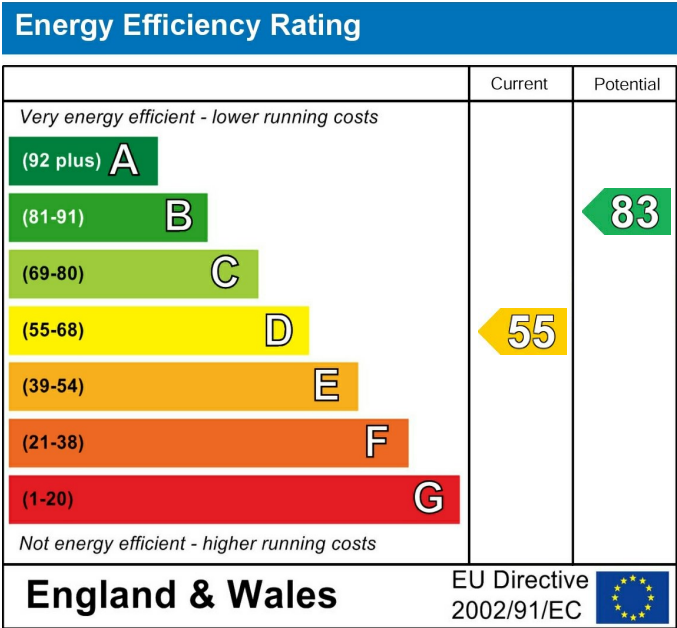
VACANT POSSESSION

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



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.





