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363 South Road, Sheffield, S6 3TD

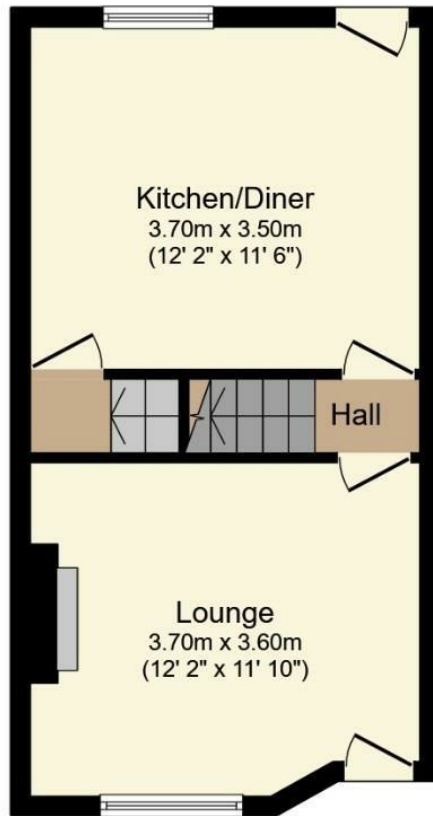
363 South Road, Sheffield, S6 3TD

By Auction £120,000

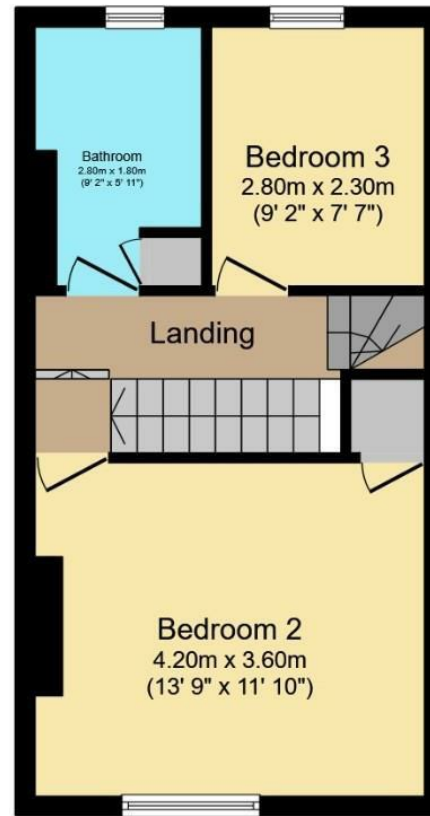
*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £120,000 * BIDDING CLOSES (TBC)* FEES APPLY * REGISTER YOUR INTEREST AT [HUNTERS.COM](https://www.hunters.com) SELECT AUCTIONS

An ideal opportunity for first time buyers or investors to purchase a sizeable three bedroom mid terrace home situated in the heart of Walkley. Sold as seen with white goods and furniture included, an early viewing is highly recommended. Entry via the front door into a bright and spacious lounge which, at some point, would've been a busy local shop. This room enjoys high ceilings and picture rails and leads into the inner lobby with stairs rising to the first floor. The kitchen diner has a range of wall and base units with free standing appliances, space for a dining table and access to the cellar head. A door leads out to the rear garden. The first floor offers a front facing double bedroom with understairs storage space and there is a further bedroom to the rear. Family bathroom with bath, separate shower cubicle, W/C and sink basin. Stairs rise to a good size attic bedroom with two Velux windows. To the rear this stone built home has a courtyard directly outside the back door with an outbuilding housing a W/C and doubling up as storage. Steps lead up to the rear garden which would be a great project for the new purchaser.

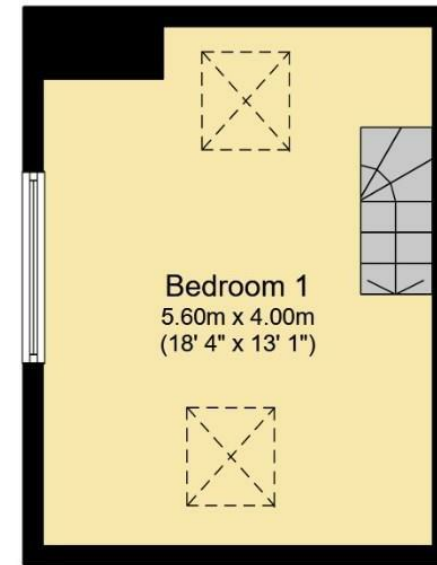
Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com



Ground Floor



First Floor



Attic

Total floor area 92.7 m² (998 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

Situated in the centre of the highly popular district of Walkley among the many local shops and cafes South Road has to offer. Just a short distance into the city centre, and the many green spaces of Bolehills, Ruskin Park and Rivelin Valley are easily accessible. Public transport links operate into the city centre and beyond.

GENERAL REMARKS

TENURE

This property is Freehold

RATING ASSESSMENT

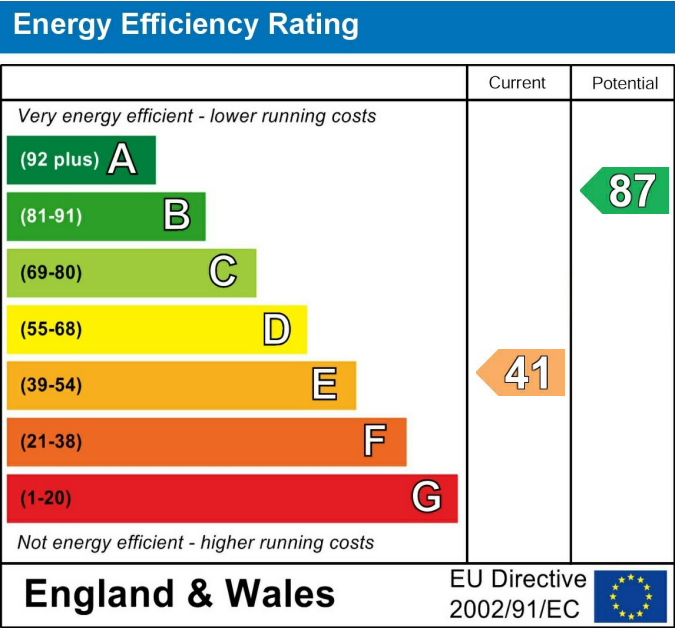
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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

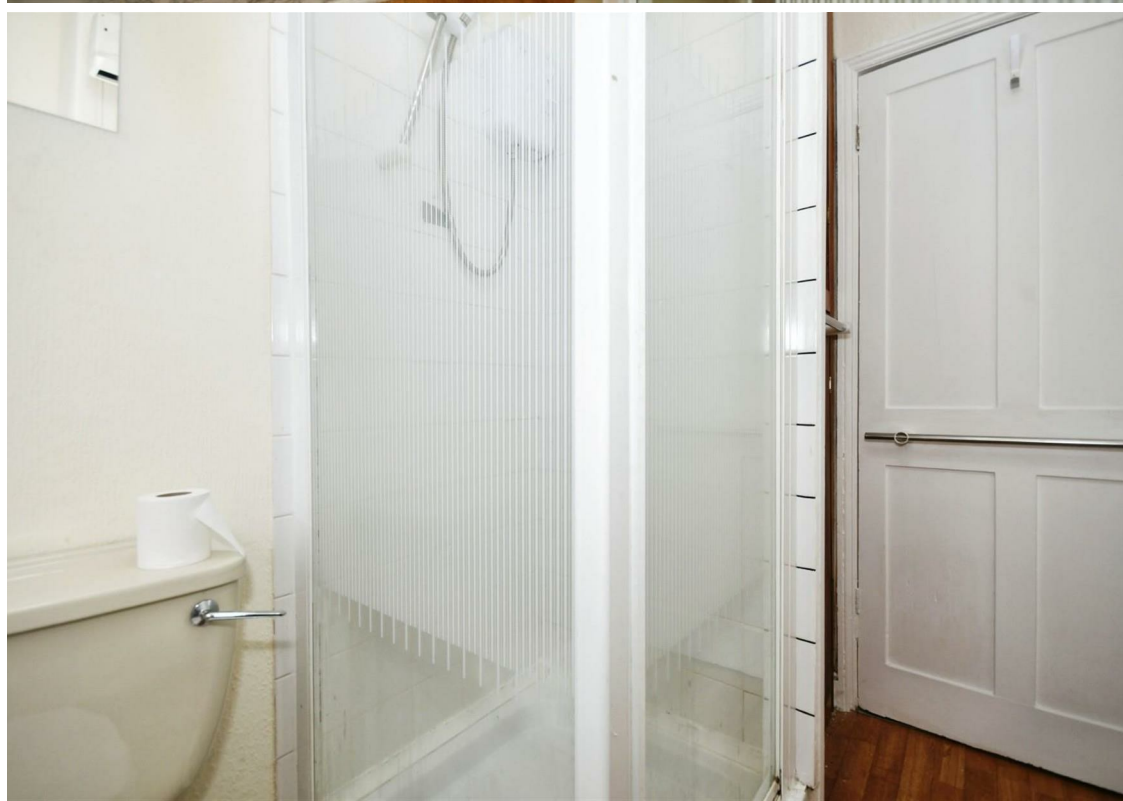
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.



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.











363

Cott Road

NEVER RETURN