



HUNTERS®

HERE TO GET *you* THERE

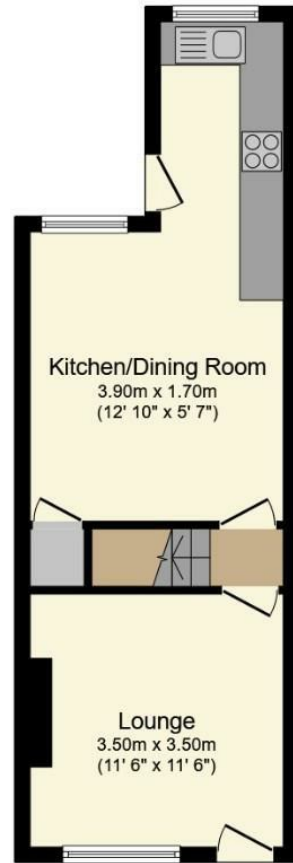
51 Warner Road, Hillsborough, Sheffield, S6 4FU

51 Warner Road, Hillsborough, Sheffield, S6 4FU

Asking Price £240,000

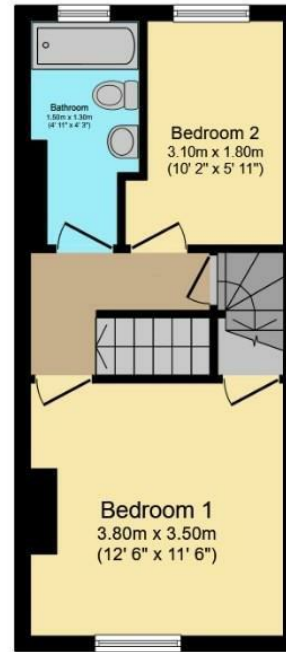
Hunters Hillsborough are delighted to present an attractive, fully refurbished mid terraced stone fronted home situated on a highly popular road in the sought after district of Hillsborough. Finished to a high standard and offered for sale with no onward chain, viewing is highly recommended. Entry via the front door into a superb lounge with modern wall panelling, wall mounted TV sockets and focal point feature fire surround with a gas fire. High quality Herringbone style vinyl flooring runs throughout the ground floor, with access to the inner lobby through to the diner. Bright and spacious family dining room, mirroring the lounge with panelling and wall mounted TV sockets. Off shot kitchen featuring a good range of wall and base units with accompanying work surfaces. Integrated appliances include an electric oven and hob and a fridge freezer with a free standing washing machine included in the sale. Access to the cellar via the dining area and a pleasant rear garden from the kitchen. The first floor offers comfortable bedrooms, both with brand new quality carpets. The family bathroom is a well planned space with marble effect floor to ceiling tiling and a new three piece suite comprising bath, shower over bath, W/C and sink basin with built-in cupboard space. Matching taps and fittings in black brushed chrome. Super sized attic bedroom three with a Velux window which would make an ideal master bedroom due to the size. Outside the property offers a flagged front garden with access to the rear via the side of the house. The rear exterior to the property has been fully rendered and the sun soaked garden offers a raised patio and contemporary horizontal fencing for privacy, also covering a brick built out building.

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



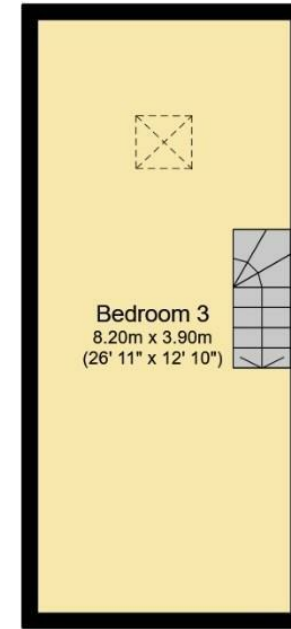
Ground Floor

Floor area 34.7 sq.m. (373 sq.ft.)



First Floor

Floor area 29.8 sq.m. (320 sq.ft.)



Second Floor

Floor area 28.7 sq.m. (309 sq.ft.)

Total floor area: 93.1 sq.m. (1,002 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Local Area

Warner Road is ideally situated for the convenience of various amenities within walking distance, including the Sheffield Super tram links, Hillsborough Park local convenience shops, cafés, takeaways etc, that the Hillsborough shopping centre has to offer.

General Remarks

The property is Leasehold with 677 years remaining at a cost of £2 per annum

RATING ASSESSMENT

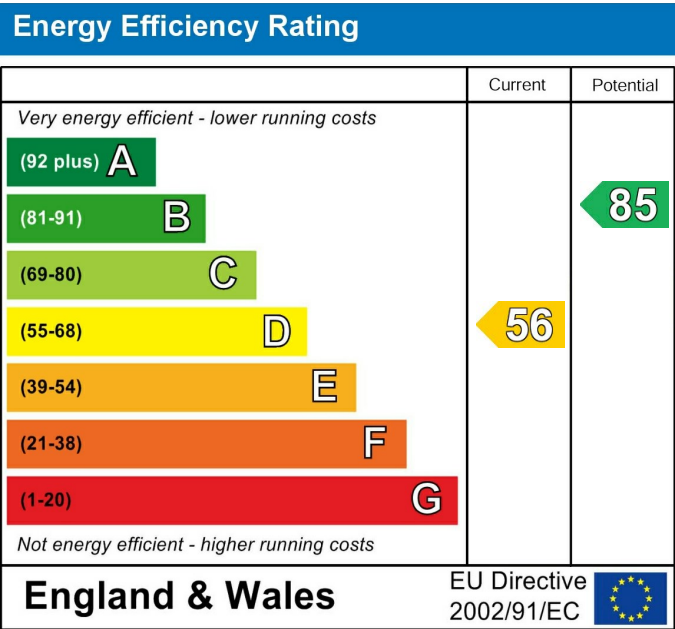
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

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.



