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**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

74 Portsea Road, Sheffield, S6 4QB

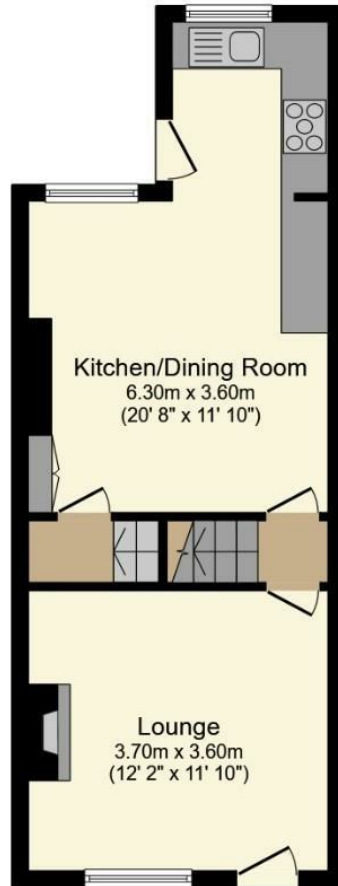
74 Portsea Road, Sheffield, S6 4QB

Guide Price £220,000

\*\*\*\*Guide Price £220,000 - £230,000\*\*\*\*

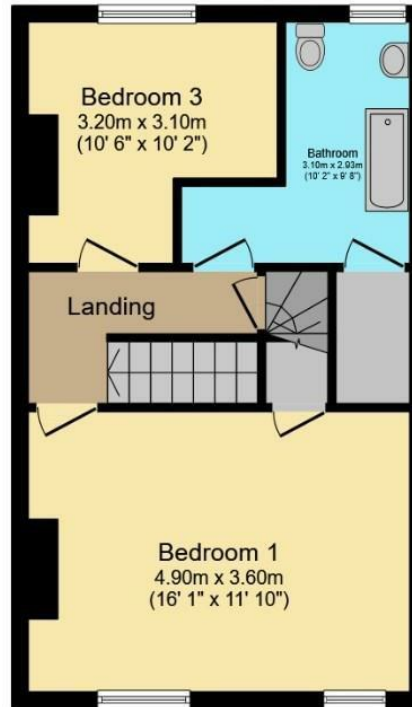
Hunters Hillsborough are delighted to present a stone fronted three double bedroomed mid terrace home situated on a highly convenient road in the centre of Hillsborough. Larger than most, the property benefits from bedroom space above the passageway, an off shot kitchen and a delightful, well planned rear garden. Entry via the back door into the kitchen with a good range of wall and base units and accompanying works surfaces. Integrated appliances include an eye level double electric oven, slimline dishwasher and space for a washing machine and a free standing American Fridge Freezer. The diner boasts stripped back wooden flooring and feature period fire surround. Handy original floor to ceiling storage cupboards to the side of the chimney breast along with access to the cellar. Door through to the inner lobby with stairs rising and access to the lounge with original picture rails, double coving and an ornate fire surround with fire just for show. The chimney is open but not used. The first floor has a large double bedroom occupying the front of the house with two windows and ample space for bedroom furniture. Further double bedroom to the rear and the family bathroom with bath, shower from taps, W/C and sink basin. Stairs rise to the attic bedroom with a cream carpet and velux window. Outside the property is set back from the road with a pebbled front garden and stone wall. The rear has been carefully designed with wooden sleepers used to create raised pebbled beds and a modern horizontal fence to separate two areas. To the rear is an Indian stone patio ideal for entertaining and summer BBQ's.

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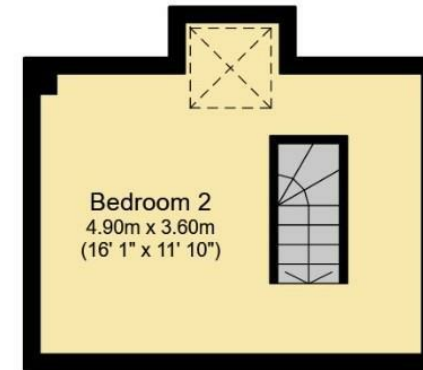
**Ground Floor**

Floor area 37.7 sq.m. (406 sq.ft.)



**First Floor**

Floor area 42.1 sq.m. (454 sq.ft.)



**Second Floor**

Floor area 18.4 sq.m. (198 sq.ft.)

**Total floor area: 98.3 sq.m. (1,058 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](http://www.Propertybox.io)

Local Area

Proving extremely popular, Portsea Road is well-placed for the local shops and amenities that Hillsborough has to offer including good local schools, Hillsborough Park and the Sheffield Supertram.

General Remarks

The property is Freehold

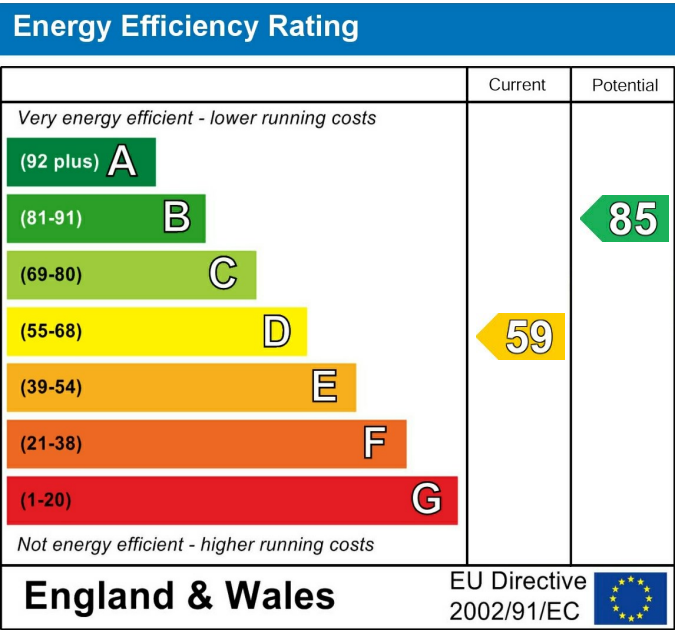
RATING ASSESSMENT

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

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.



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.



