



## 59 Upper Albert Road, Sheffield

- 3 Bedroom detached dormer bungalow
- Master bedroom with ensuite and balcony
  - Two reception rooms
- Driveway with access to detached garage
  - Located in Meersbrook
- Kitchen diner with bi-fold doors out to the rear patio
  - Bedroom two with en-suite
  - Downstairs bathroom
- Enclosed garden with two lanes and garden shed.

**Asking Price £400,000**

**HUNTERS®**

HERE TO GET *you* THERE



Hunters of Hunters Bar are delighted to offer to market the opportunity to purchase this three bedroomed three bathroom detached dormer bungalow, conveniently placed for the extensive facilities to be found in Meersbrook as well as neighbouring Woodseats and Heeley and offered for sale with vacant possession.

The property, which stands in an established residential setting on a regular bus route to the city centre, offers well proportioned accommodation, complemented by a dining kitchen with bi-fold doors, downstairs bathroom, ensuite to the master bedroom with balcony with views over the garden and a detached garage.

The accommodation briefly comprises of a side Entrance, two reception rooms. extended kitchen with built-in appliances, bi fold doors and downstairs bathroom . On the first floor there are three bedrooms two with ensuite and a balcony to the master with views over the rear garden . To the front is a driveway leading to the detached garage. To the rear is a patio accessed from the kitchen which is ideal for entertaining and or alfresco dining plus two areas of lawn and garden shed.

The property is sure to appeal to a wide variety of purchasers and viewing comes Highly recommended.






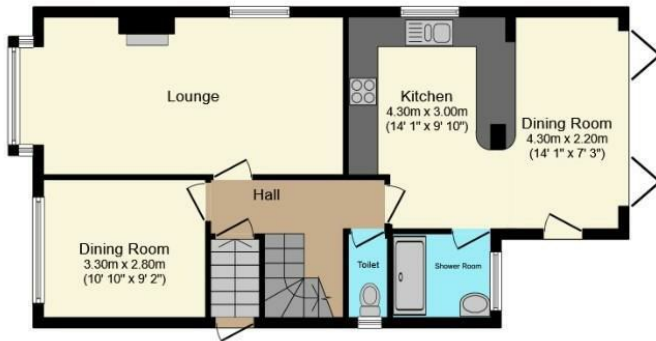




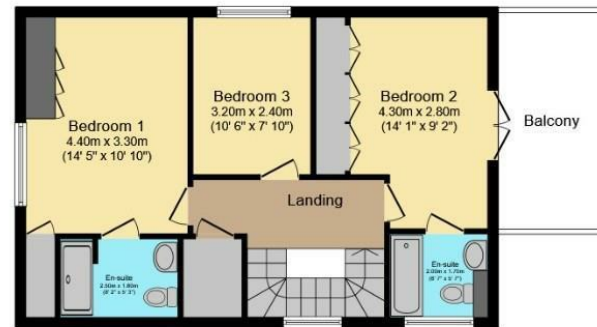
## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">82</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<span style="font-size: 2em;">61</span>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**



**Garage**

Total floor area 137.0 sq.m. (1,474 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](http://www.focalagent.com)

Powered by [audioagent.com](http://audioagent.com)

### Viewing

Please contact our Hunters Sheffield - Hunters Bar Office on 0114 267 2080 if you wish to arrange a viewing appointment for this property or require further information.

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.

**THINKING OF SELLING?** 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



546 Ecclesall Road, Sheffield, S11 8QA  
 Tel: 0114 267 2080 Email: [sheffield@hunters.com](mailto:sheffield@hunters.com) <https://www.hunters.com>