



## Roach Road, Hunters Bar, Sheffield, S11 8UA

No Chain | Three bedrooms | Popular location | Elevated position

Bay window lounge | Off shot kitchen | Enclosed rear garden | Combination boiler

**Asking Price: £270,000**

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## **Roach Road, Hunters Bar, Sheffield, S11 8UA**

A fantastic opportunity has arisen to purchase this spacious three bedroom mid-terraced house on Roach Road, Hunters Bar. No Chain. Situated at the top of one of the area's most sought after residential streets, the property is perfectly positioned for access to the extensive local amenities found at Banner Cross and along Ecclesall Road, is close to nearby Parks and Gardens and is within catchment for well regarded local schools. The property is sure to appeal to the residential investor as well as the purchaser keen to acquire a sizeable and well located terrace for owner occupation. In brief the accommodation comprises: living room, dining room, off-shot kitchen, two first floor bedrooms, bathroom and a further bedroom to the second floor. Externally the property has a low walled forecourt and a rear garden. Viewing comes highly recommended.

### **LOCATION**

### **DIRECTIONS**

### **ENTRANCE HALLWAY**

Access via a front facing timber panel entrance door with window light above, the entrance hallway has a wall mounted burgler alarm panel, stairs rising to the first floor and doors opening to the following rooms:

### **LIVING ROOM**

*4.72m (15' 6") x 3.68m (12' 1")*

Having a front facing bay window, central heating radiator, coving to the ceiling, central ceiling rose, telephone point and television aerial point. The focal point to the room is the carved wood fireplace with decorative tiled back and hearth.



### **DINING ROOM**

*3.68m (12' 1") x 3.63m (11' 11")*

Having a rear facing double glazed window, central ceiling rose, a door opening into the cellar head and a further door opening into kitchen. The focal point of the room is the wood fireplace with fire surround and hearth.



### **CELLAR HEAD**

Having stone steps and shelf storage leading down into the cellar room.

### **KITCHEN**

*3.10m (10' 2") x 2.13m (7' 0")*

Fitted in a range of modern wall and base units, with a complementary wood effect roll top work surface incorporated into which is a stainless steel sink and drainer unit beneath a rear facing timber framed window. Integrated appliances within the kitchen include: a surface mounted four ring burner gas hob with oven below. There is space and plumbing for further freestanding appliances, a further side facing window and a partially glazed timber panel entrance door opening out onto the rear of the property.



### **STAIRS TO FIRST FLOOR**

Stairs rise to the first floor galleried landing where doors open to the following rooms:

### **BEDROOM ONE**

*4.34m (14' 3") x 3.63m (11' 11")*



Having two front facing original sliding sash windows, central heating radiator and a built in storage cupboard which is currently being used as a walk in wardrobe.



### **BEDROOM TWO**

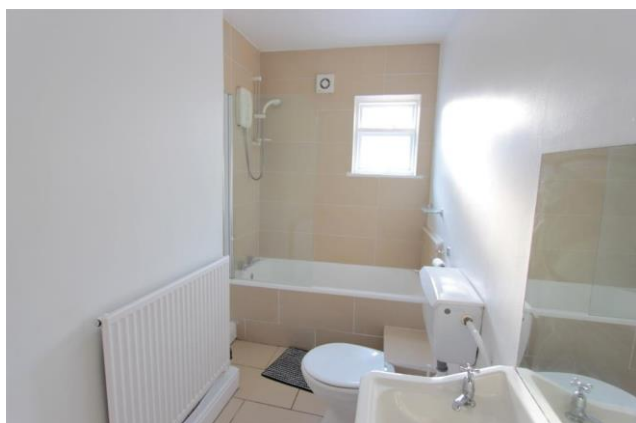
2.82m (9' 3") x 2.46m (8' 1")

Having a rear facing original sliding sash window and a central heating radiator.



### **BATHROOM**

Fitted in a modern white three piece suite comprising: panel bath with electric shower over, pedestal wash basin and low flush W.C. There is ceramic tiled splash backs, a rear facing window, central heating radiator and extractor fan.



### **STAIRS TO SECOND FLOOR**

Stairs rise directly to the second floor bedroom.

### **BEDROOM THREE**

4.29m (14' 1") x 5.97m (19' 7")

This spacious top floor bedroom has a rear and front facing velux window and central heating radiator.



### **EXTERNALLY**

To the front of the property there is a high walled forecourt with planted borders and steps leading up to the passage way. At the rear of the property there is a private and enclosed rear tiered garden, with high fence boundaries and planted borders.



### **EPC RATING GRAPH**

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### **OPENING HOURS**

Monday – Friday 9am – 5.30pm

Saturday 9am – 2pm

Sunday CLOSED

### **THINKING OF SELLING?**

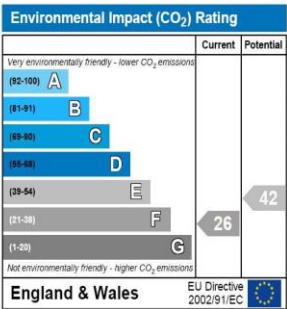
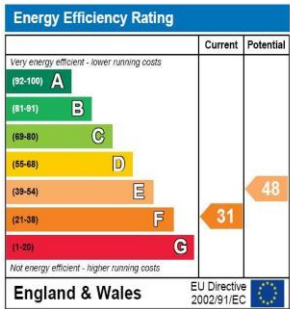
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offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Roach Road, Hunters Bar, Sheffield, S11 8UA | £270,000



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Energy Performance Certificate

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

Hunters Dega House 546 Ecclesall Road, Sheffield, South Yorkshire, S11 8TF | 0114 267 2080  
sheffield@hunters.com | www.hunters.com

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