

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hamilton Road

Sheffield, S5 6WH

Offers In The Region Of £100,000



- 3 BED MID TERRACE
- GENEROUS DIMENSIONS
- NEUTRAL DECOR
- BEAUTIFUL GARDEN
- GOOD PUBLIC TRANSPORT LINKS

- NO UPWARD CHAIN
- ACCOMMODATION OVER THREE FLOORS
- MODERN KITCHEN AND BATHROOM
- CLOSE TO AMENITIES
- COUNCIL TAX A

Tel: 0114 257 8999

# Hamilton Road

Sheffield, S5 6WH

Offers In The Region Of £100,000



**NO UPWARD CHAIN! CALLING ALL INVESTORS AND FIRST TIME BUYER!** Step inside this beautifully kept, spacious three double bedroom mid terrace property, located close to an array of amenities, a short walk to the local park, serviced by good public transport routes and surrounded by reputable schools. The property boasts neutral decor throughout. generous dimensions, contemporary kitchen and bathroom, cellar for extra storage, a charming garden to rear and with no upward chain it is ready to go! Briefly comprising living room, dining room, kitchen, cellar, three double bedrooms and bathroom. Must be seen to appreciate the size, how well the proeprty has been kept and the ease of putting your own stamp on it! Book your viewing now to avoid disappointment!

## LIVING ROOM

12'2 x 12'2 (3.71m x 3.71m)

A light and airy living room, emphasised with the high ceiling, hosting an impressive fireplace with gas fire; giving a great focal point to the room and cosy feel in the wintry months, also comprising aerial point and large front facing uPVC window.

## DINING ROOM

12'7 x 12'2 (3.84m x 3.71m)

A spacious, well presented dining room, hosting a contemporary oak fireplace with gas fire, wall mounted radiator, telephone point, uPVC window and door leading to kitchen and cellar.

## KITCHEN

9'5 x 6'6 (2.87m x 1.98m)

A modern kitchen offering an array of light wood wall and base units providing plenty of storage space, contrasting grey granite effect work surfaces, inset stainless steel one and a half bowl sink and drainer with matching mixer tap, inset stainless steel gas hob, integrated oven, microwave and under counter space for fridge and washing machine, uPVC window and uPVC door leading to the rear garden.

## BEDROOM 1

14'6 x 12'2 (4.42m x 3.71m)

A large double bedroom hosting a built in storage cupboard, wall mounted radiator and front facing uPVC window.

## BEDROOM 2

9'11 x 9'3 (3.02m x 2.82m)

A further double bedroom, nursery or home office comprising rear facing uPVC window and wall mounted radiator.

## BATHROOM

9'5 x 6'5 (2.87m x 1.96m)

A stylish, generously sized family bathroom hosting a 'P' shaped bath with electric shower above, white gloss vanity unit with inset sink, low flush WC, wall mounted radiator, built in cupboard housing the water tank, wall mounted boiler and frosted uPVC window.

## BEDROOM 3

15'0 x 11'5 (4.57m x 3.48m)

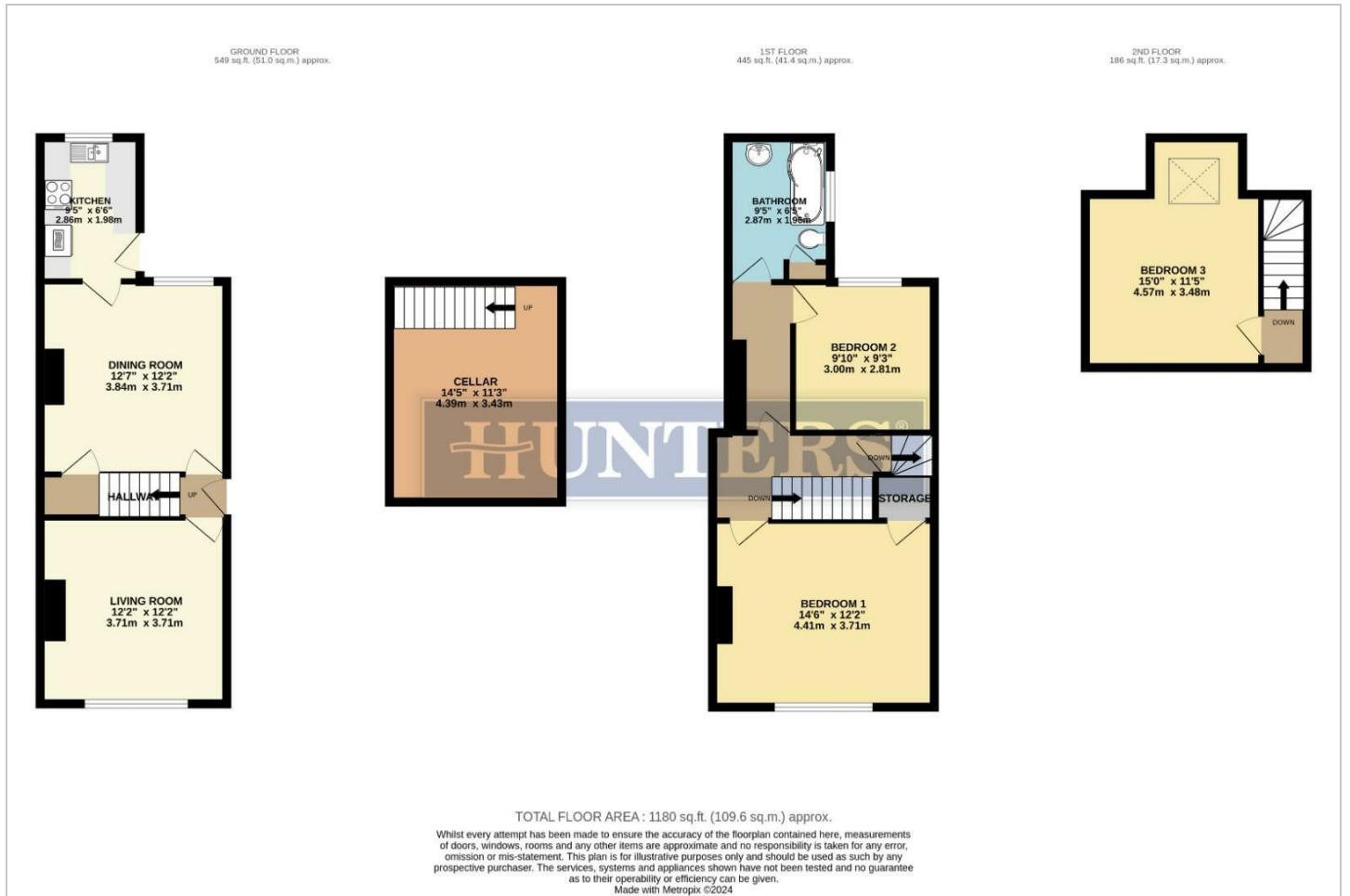
A great addition to this house is the loft conversion providing a third double bedroom, comprising wall mounted radiator, Velux window and door leading to further eaves storage.

## EXTERIOR

To the rear of the property is a delightful garden, well manicured and kept, steps rise to a neat lawned area with well stocked flower beds adding splashes of colour all year round. the lower yard section is a great place to sit out or entertain in the summer months, also comprising outdoor tap and lighting. Ample on street parking is available at the front of the house.



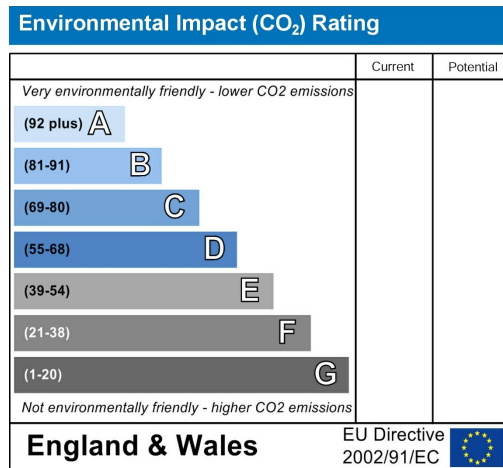
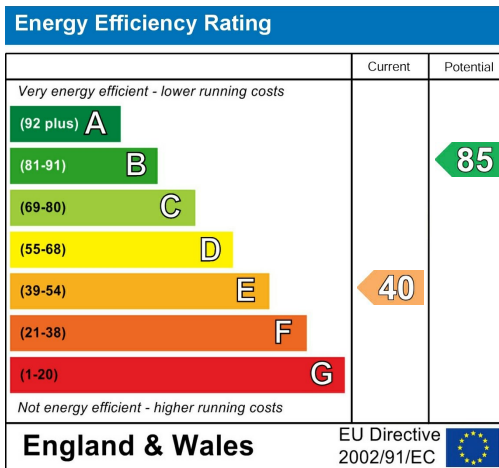
# Floorplan







## Energy Efficiency Graph



## Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





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.

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