

# HUNTERS®

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## Fort Hill Road

Sheffield, S9 1BA

Offers In The Region Of £160,000



- 3 BED SEMI DETACHED PROPERTY
- BEAUTIFUL DECOR
- LOT OF STORAGE UNDERNEATH THE PROPERTY
- CLOSE TO M1, MEADOWHALL AND NORTHERN GENERAL
- COUNCIL TAX BAND A

- NO UPWARD CHAIN
- GOOD ROOM DIMENSIONS
- TRANQUIL GARDEN
- WALKING DISTANCE TO AN ARRAY OF AMENITIES

Tel: 0114 257 8999

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## Offers In The Region Of £160,000



NO UPWARD CHAIN! Step inside this beautifully presented and well kept 3 bed semi detached property located in a popular spot, a short drive from the Northern General Hospital and Meadowhall, close to an array of local shops and amenities, surrounded by reputable schools, minutes away from the M1 and with direct roads leading to Sheffield and Rotherham.

The property boasts beautiful decor throughout, modern kitchen and bathroom, generous room dimensions, great for a growing family, plenty of storage throughout, a well-maintained garden offers a peaceful retreat, perfect for enjoying a morning coffee or hosting summer gatherings and with no upward chain it is ready to move straight in and put your own stamp on it.

Briefly comprising entrance hall, living room, kitchen, three good sized bedrooms, family bathroom and large storage area underneath the property.

Don't miss out on the opportunity to own this charming semi-detached house on Fort Hill Road - a place where you can create lasting memories and a place to call home. Book now to avoid disappointment!



## ENTRANCE HALL

Through a uPVC door leads into a roomy entrance hall, a great impression on any guest and a fabulous cloakroom area, comprising wall mounted radiator, uPVC window and stairs rising to the first floor.

## LIVING ROOM

21'7" x 9'10" (6.6 x 3)

A stunning, contemporary living room, a great family hub or social area, drenched in natural light through large uPVC windows to both the front and rear elevation, a sleek flame effect wall mounted fire gives a great focal point to the room and cosy feel in the wintry months, also comprising aerial point, telephone point and two wall mounted radiators.

## KITCHEN

11'9" x 6'6" (3.6 x 2)

A spacious galley kitchen hosting an array of light wood wall and base units providing plenty of storage space, contrasting grey mottled effect work surfaces, inset stainless steel one and a half bowl sink and drainer with matching mixer tap, inset electric hob with stainless steel extractor hood above, integrated electric oven, integrated fridge and freezer, wall mounted boiler, two windows and glazed uPVC door leading out to the rear garden.

## BEDROOM 1

11'1" x 10'5" (3.4 x 3.2)

A sumptuous, elegant master bedroom hosting walls of cream fitted wardrobes and vanity unit, also comprising large uPVC window to front elevation, wall mounted radiator and telephone point.

## BEDROOM 2

12'1" x 9'10" (3.7 x 3)

A further good sized double bedroom comprising laminate flooring, wall mounted radiator and a large rear facing uPVC window hosting a view for miles.

## BEDROOM 3

6'3" x 6'1" (1.92 x 1.87)

Currently used as a home office, but could be used as a nursery or a single bedroom, comprising wall mounted radiator and front facing uPVC window,

## BATHROOM

6'6" x 5'5" (2 x 1.66)

A generously sized family bathroom, fully tiled in calming natural tones, comprising glass corner shower cubicle with electric shower, pedestal sink, low flush WC, wall mounted chrome heated towel rail, inset spots and frosted uPVC window.

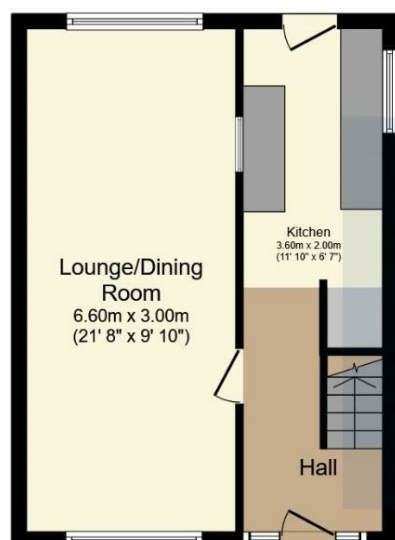
## STORAGE ROOM

Offering that extra storage space we all crave, located underneath the house and accessed externally is a large storage area complete with lighting and sockets.

## EXTERIOR

The front of the property hosts great kerb appeal with a well maintained, low maintenance front garden, the potential is here to create off road parking if desired. A shared driveway leads down the side of the house. To the rear of the property is a sun drenched, well landscaped garden, steps lead down to a large patio area perfect for entertaining in the summer months, a wooden pagoda offers shade and shelter, a large neat lawn is surrounded by well stocked flower beds providing plenty of colour throughout the year, a further slabbed patio offers a second seating area, all complete with outdoor lighting.

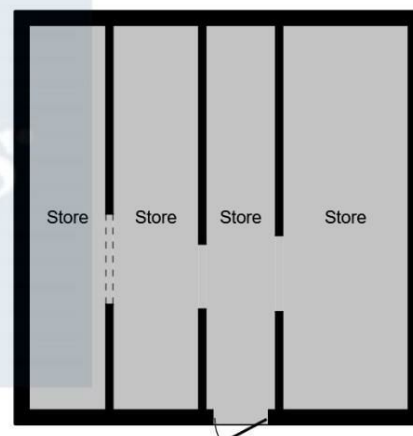
## Floorplan



**Ground Floor**



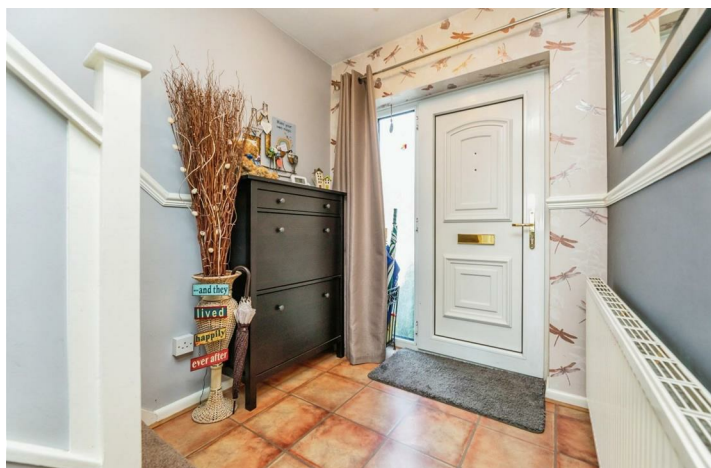
**First Floor**



**Outbuilding**

Total floor area 103.3 m<sup>2</sup> (1,112 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)



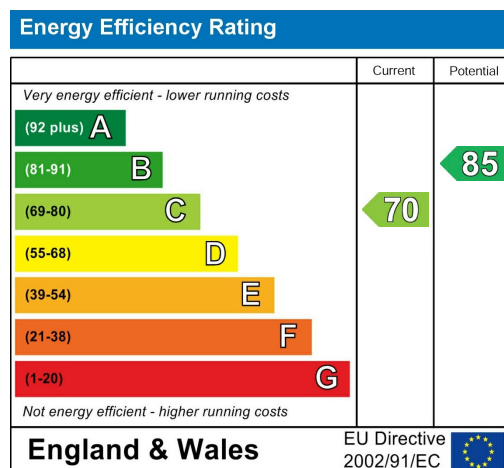








## Energy Efficiency Graph

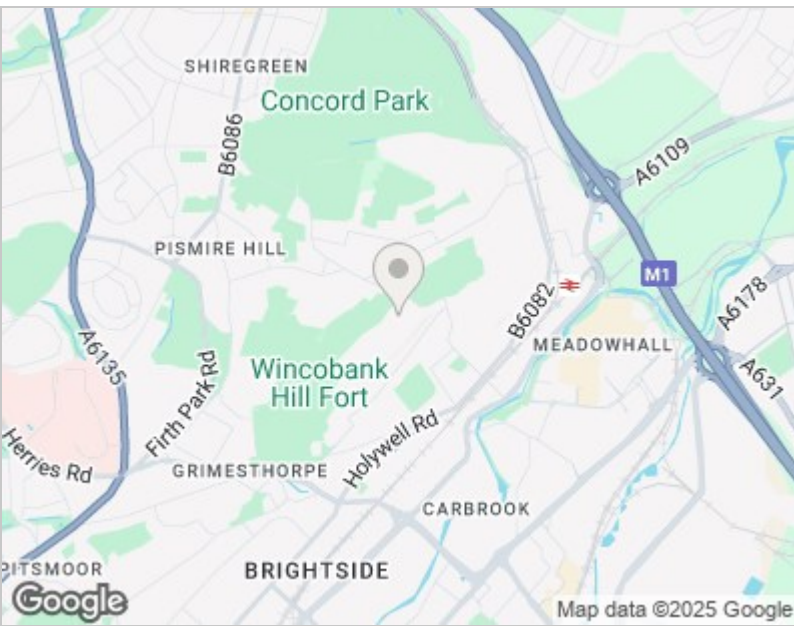


## Viewing

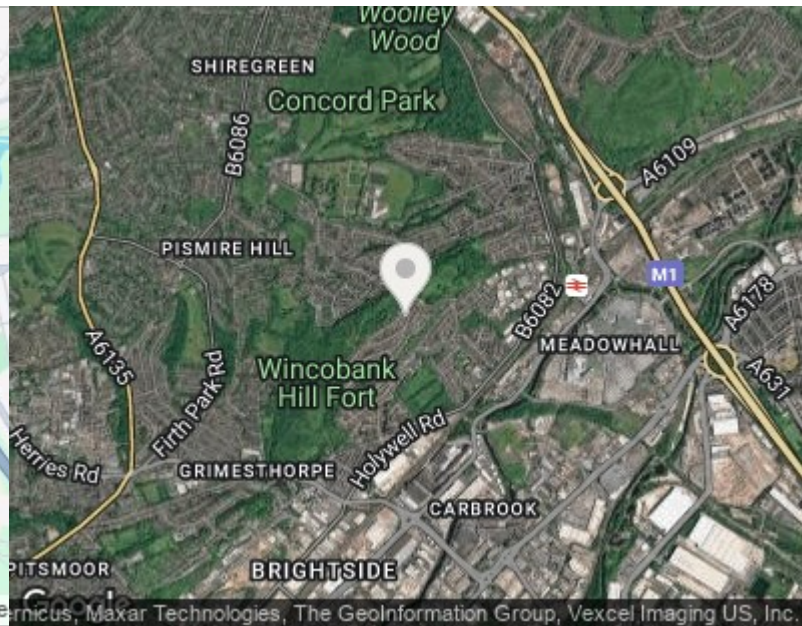
Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.



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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