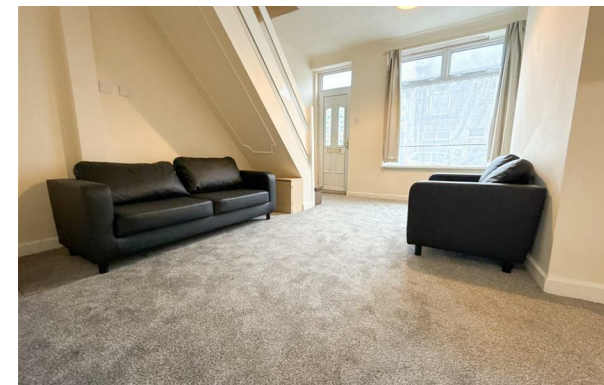




Fielding Road, Hillsborough, S6

Asking Price £170,000

- NO CHAIN
- COUNCIL TAX BAND A £1,593
- GREAT POTENTIAL
- SOUGHT AFTER LOCATION
- CLOSE TO EXCELLENT TRANSPORT LINKS
- SHORT WALK TO HILLSBOROUGH PARK
- LEASEHOLD WITH 677 YEARS REMAINING
- FOUR BEDROOM MID TERRACE PROPERTY
- GREAT LOCAL AMENITIES

Fielding Road, Hillsborough, S6

**** NO CHAIN **** A four-bedroom mid-terrace home in the sought-after area of Hillsborough, conveniently located for excellent transport links and just a short walk from Hillsborough Park. The ground floor comprises a welcoming lounge leading directly from the entrance, and a practical kitchen dining room to the rear, with stairs rising to the first floor. The first floor offers three bedrooms, some with built-in storage, alongside a family bathroom. A further staircase leads to the second floor, where the primary bedroom enjoys built-in storage and a private, peaceful aspect. Outside, the property benefits from a rear garden and side access via a ginnel. With plenty of potential to suit the buyer's needs, this versatile home offers accommodation across three floors.



Council Tax Band: A



ENTRANCE

Accessed via a solid UPVC front door, the property opens directly into the lounge, providing a practical and welcoming entry point.

LOUNGE

A comfortable reception room with a uPVC double-glazed window to the front elevation, carpeted flooring, ceiling light point, and central heating radiator. Stairs rise to the first floor, and a solid door leads through to the kitchen dining room.

KITCHEN DINING ROOM

A well-proportioned kitchen and dining area fitted with wood-effect wall, base, and drawer units topped with roll-edge work surfaces, complete with a one-and-a-half bowl sink with drainer beneath a rear-facing uPVC window. Partially tiled walls and laminate flooring provide a neutral backdrop, with space and plumbing for appliances and a dining table. A uPVC door opens to the rear garden, allowing light to fill the space and creating a welcoming family hub.

STAIRS RISING TO THE FIRST FLOOR

BEDROOM TWO

A generous rear-facing bedroom with a uPVC double-glazed window, carpeted flooring, ceiling light point, and central heating radiator.

BEDROOM THREE

A well-proportioned front-facing bedroom with a uPVC double-glazed window, carpeted flooring, ceiling light point, central heating radiator, and built-in wardrobe storage, offering practicality and a sense of comfort.

BEDROOM FOUR

A front-facing bedroom with a uPVC double-glazed window, carpeted flooring, ceiling light point, central heating radiator, and built-in wardrobe storage. Ideal as a single bedroom, nursery, or home office.

FAMILY BATHROOM

Fitted with a three-piece suite comprising WC, pedestal wash basin, and bath, with tiled walls to three sides and laminate flooring. A uPVC obscure double-glazed window to the rear elevation allows natural light while maintaining privacy.

FIRST FLOOR LANDING AND STAIRS

Carpeted landing with a ceiling light point, providing access via solid fire doors to the three first-floor bedrooms. Stairs rise from the landing to the second-floor primary bedroom.

STAIRS TO THE SECOND FLOOR

ATTIC BEDROOM ONE

A spacious top-floor bedroom with a rear-facing uPVC double-glazed window, built-in storage cupboard, carpeted flooring, ceiling light point, and central heating radiator, offering a peaceful private retreat.

SECOND FLOOR LANDING

Carpeted landing with a ceiling light point and a solid door leading to the primary bedroom.

REAR GARDEN

A rear garden featuring a pebble bed and a useful storage shed, with side access via a ginnel, providing a practical outdoor space.

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal

satisfaction by taking your own measurements upon viewing.

3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. **MONEY LAUNDERING:** We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.





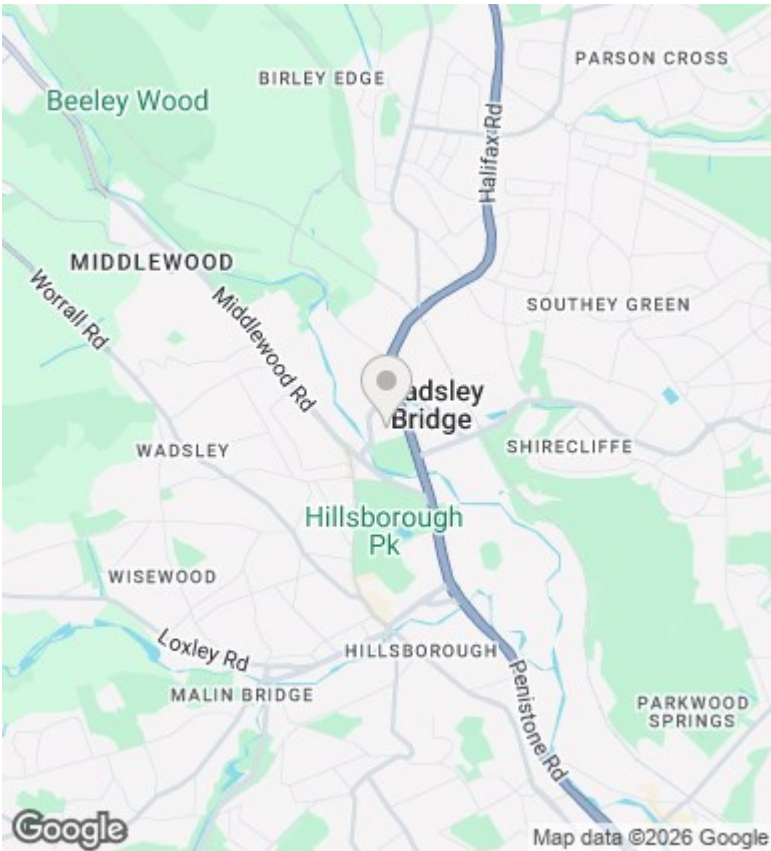
Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC