



HUNTERS[®]
HERE TO GET *you* THERE

63 Shenstone Road, Sheffield, S6 1SP

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Guide Price £230,000 - £240,000

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Hunters Hillsborough are delighted to present a charming semi-detached house, nestled on the desirable cul-de-sac of Shenstone Road presenting an excellent opportunity for families seeking a welcoming home. With three well-proportioned bedrooms and a bright, spacious reception area, this property is designed for comfortable living.

Upon entering, you are greeted by the entrance hallway with space for coats and boots. Access through to the delightful lounge, featuring a front-facing bay window that floods the space with natural light, complemented by a cosy gas fire. The lounge seamlessly flows into the dining room, where patio doors open out to the south-facing rear garden, creating an ideal setting for entertaining or enjoying family meals. The kitchen, conveniently located, provides direct access to the newly fenced private garden, making it easy to enjoy outdoor dining or gardening.

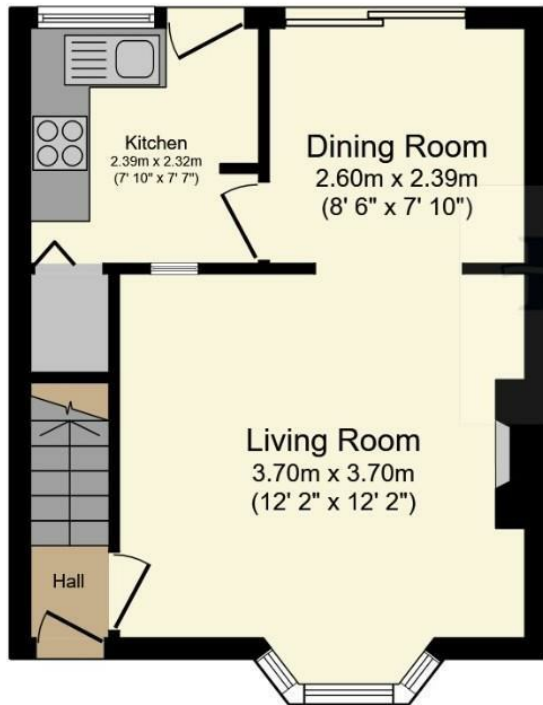
Upstairs, the superb master bedroom boasts fully fitted wardrobes and a lovely bay window, while the second double bedroom overlooks the tranquil rear garden and the river beyond, also featuring fitted wardrobes. A single bedroom and a well-appointed bathroom complete the accommodation.

Outside, the property benefits from a private driveway leading to a garage with an electric door and a car pit, ensuring convenience for any car enthusiast. Additionally, a useful brick-built storage shed offers extra space for tools or outdoor equipment. At the bottom of the garden, a gate provides access to the river's edge, enhancing the outdoor experience.

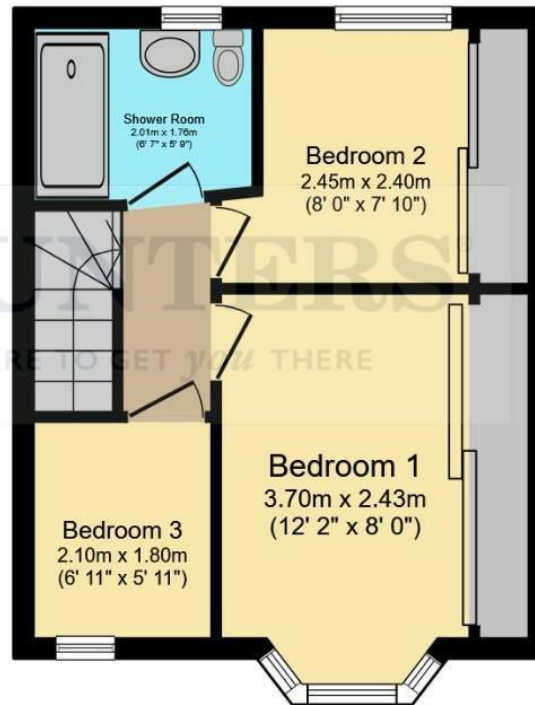
This superb family home is offered for sale with no onward chain, making it an attractive prospect for those looking to move in without delay. With its blend of character, space, and a prime location, this property is not to be missed.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260

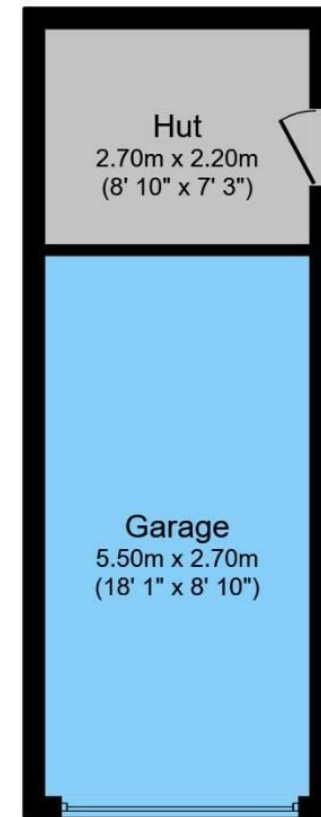
hillsborough@hunters.com | www.hunters.com



Ground Floor



First Floor



Outbuilding

Total floor area 84.5 m² (909 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 propertybox.io

General Remarks

TENURE

This property is Leasehold with 709 years remaining at a cost of £3.00 per annum.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band B.

VACANT POSSESSION

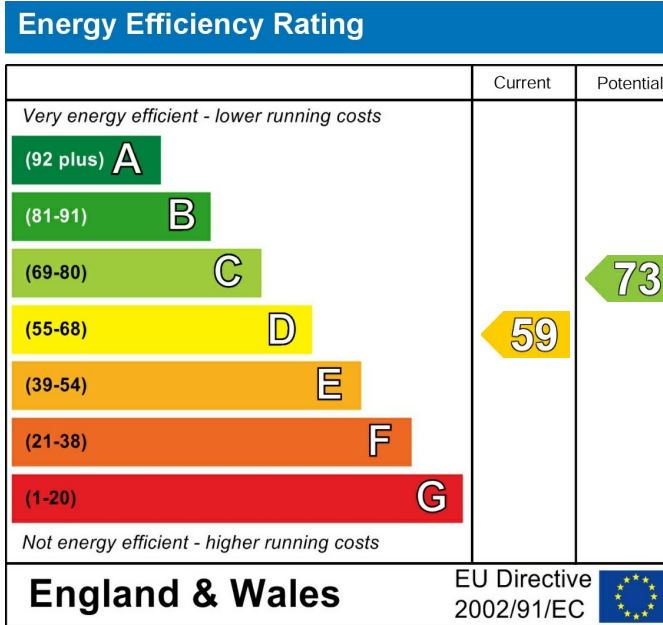
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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. 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.









