





## 20 Brier Street

Sheffield • South Yorkshire • S6 4JA

Asking Price £135,000

Tucked away at the end of a quiet no-through road, within easy walking distance of Hillsborough Centre, is this private, gated ground floor apartment offering off-street parking for multiple vehicles. The property benefits from electric storage heaters, double glazing throughout, and has been recently redecorated throughout. Freehold, available with no onward chain. The accommodation is entered via a separate inner porch with cloakroom and shoe storage, leading into a bright and airy open-plan living space. French doors open to the front, allowing plenty of natural light. The modern kitchen features a matching range of wood-effect units, integrated oven, electric hob, extractor, tiled splashbacks, space for a fridge, and a breakfast bar seating area. There is also a separate utility/storage space with plumbing for a washing machine. The main bedroom is positioned to the front with both front and side windows, neutral décor, carpeted flooring, and an additional front door providing alternative access. The second bedroom is slightly smaller and benefits from a Velux window. The bathroom is fully tiled and fitted with a modern white suite, including a shower and heated towel rail. A generous built-in storage cupboard houses the hot water tank. Situated in the popular Hillsborough area, the property enjoys excellent access to a wide range of local amenities including shops, cafes, supermarkets, and leisure facilities. Well-regarded schools are nearby, along with regular public transport links including Supertram services, providing convenient access to Sheffield city centre and surrounding areas. Hillsborough Park and the nearby countryside offer great outdoor space, making this an ideal location for a variety of buyers



- Ground Floor Apartment
- 2 Bedrooms
- Walking Distance of Hillsborough Park
- Modern Kitchen & Utility Room
- Light & Airy Accommodation

- Redecorated Throughout
- Gated Off Street Parking
- No Onward Chain
- Freehold
- Council Tax Band A, EPC Rating TBC



# 20 BRIER STREET

APPROXIMATE GROSS INTERNAL AREA = 66.7 SQ M / 718 SQ FT

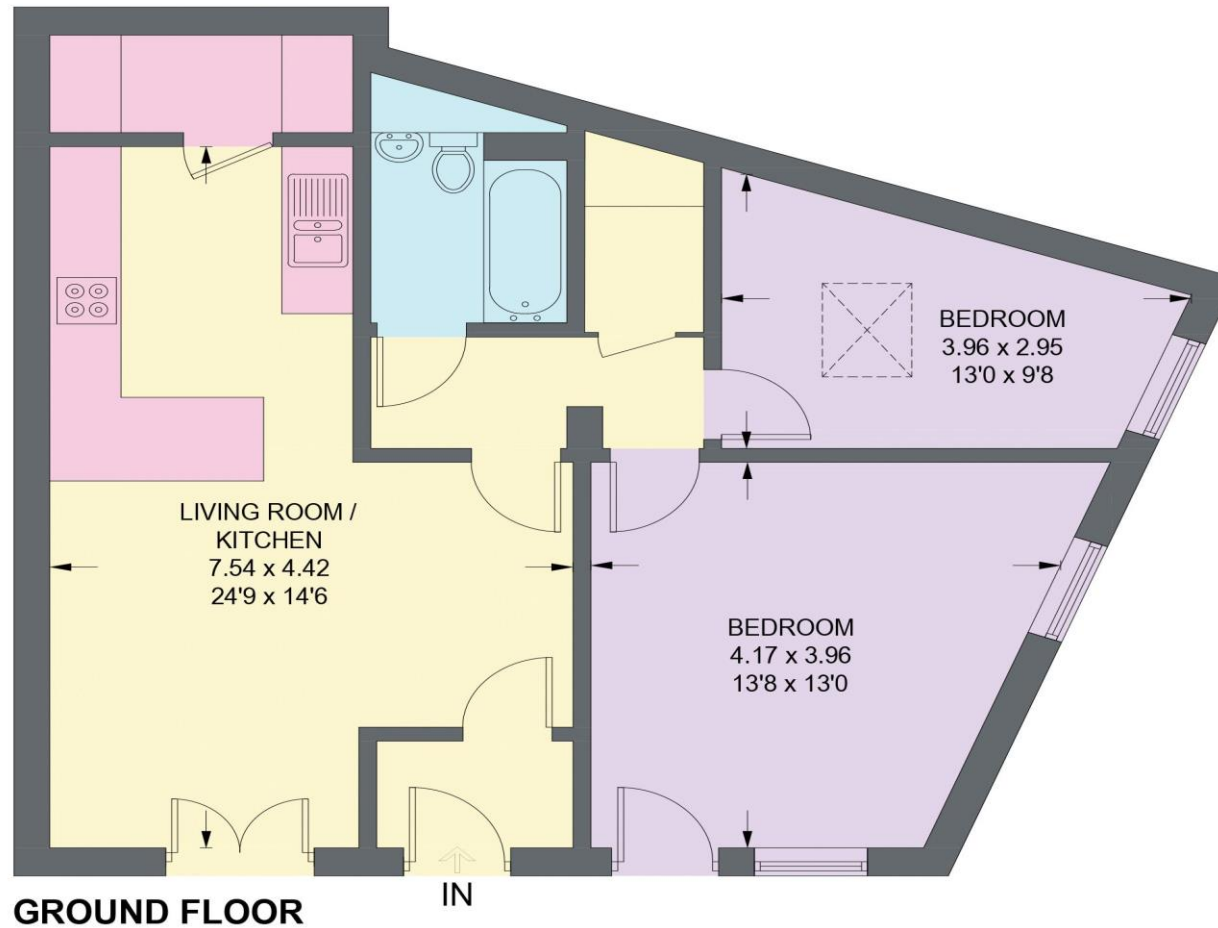


Illustration is for identification purposes only,  
measurements are approximate, not to scale.

(IDMRP2/025)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.