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25 Bickerton Road, Hillsborough, Sheffield, S6 1SF

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Asking Price £165,000

| PRIVATE GARDEN | FREEHOLD | Ideally placed for a range of amenities and chain free! The perfect step on the property ladder!

This two bedroom mid-terrace on Bickerton Road boasts a generous 918 square feet of spacious accommodation spread over three floors, making it an ideal family home or a perfect investment opportunity.

Upon entering, you are greeted by the bay windowed lounge, offering a bright and airy space to relax. Through into the well-proportioned dining room, catering to the needs of a busy household and providing access to the cellar. Both reception rooms are lined with solid oak flooring and allows a seamless flow between rooms. The kitchen is fitted with a range a wall and base units, skylight window, and access to the low maintenance rear garden.

To the first floor, the property comprises a primary bedroom, inner occasional bedroom and family bathroom. The front facing primary bedroom offers a comfortable retreat and built in storage space. To the rear, a further occasional room, with access to the bathroom. The bathroom features a three piece suite; A bath with shower over, sink basin and W/C. To the second floor is a further double bedroom with a rear facing Velux style window light.

Hillsborough is a popular location, known for its vibrant community and excellent amenities. Residents benefit from superb tram and bus links to Sheffield city centre, making commuting a breeze. Whether you are exploring local shops, enjoying nearby parks, or taking advantage of the diverse dining options, this area has much to offer.

In summary, this home on Bickerton Road presents a wonderful opportunity to acquire a spacious and chain-free home in Hillsborough. With its charming features and convenient transport links, it is sure to appeal to a wide range of buyers.

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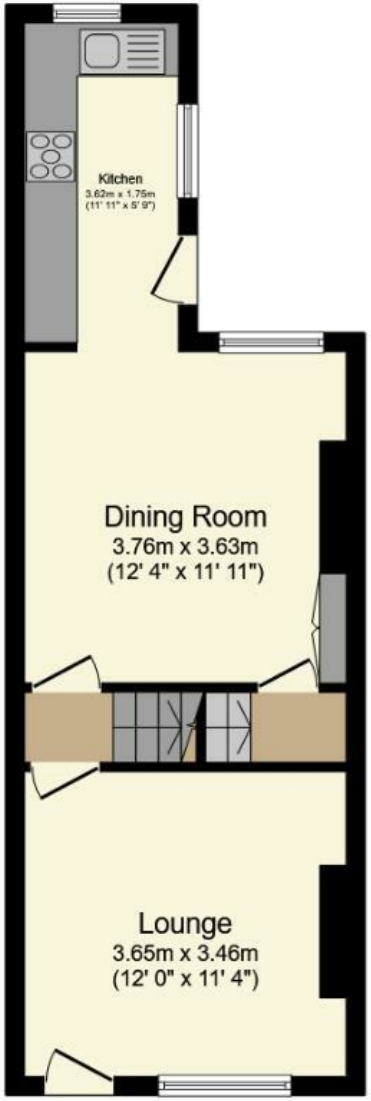
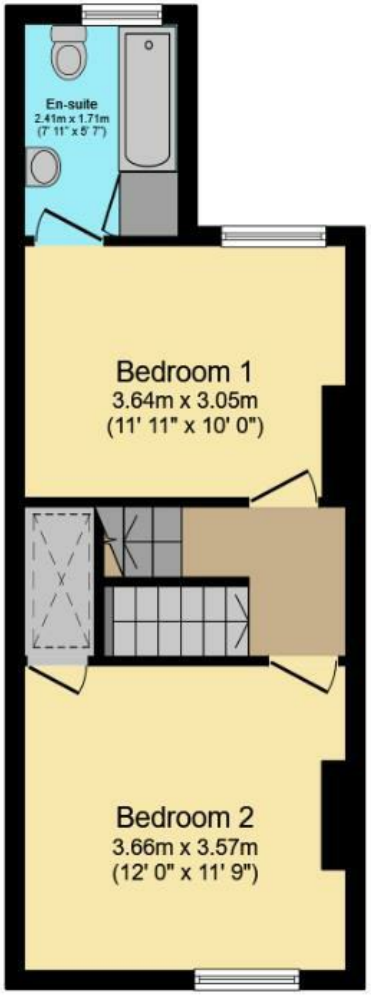


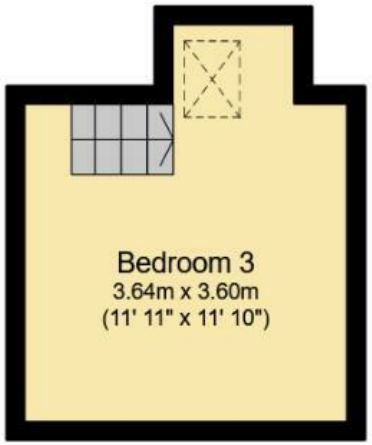
Ground Floor

Floor area 36.5 sq.m. (393 sq.ft.)



First Floor

Floor area 34.4 sq.m. (370 sq.ft.)



Second Floor

Floor area 14.4 sq.m. (155 sq.ft.)

Total floor area: 85.3 sq.m. (918 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

GENERAL REMARKS

TENURE

We understand the property is Freehold.

RATING ASSESSMENT

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

VACANT POSSESSION

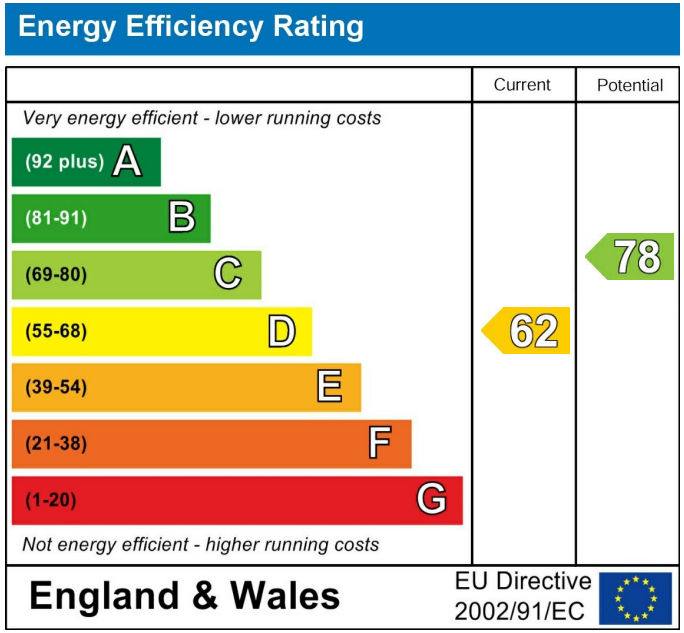
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

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.

ANTI-MONEY LAUNDERING CHECKS

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, Kotini, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Kotini will send a secure link for you to complete the checks electronically. A non-refundable fee of £50.00 per person will apply for these checks, and Kotini 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.