



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

61 Oakland Road, Hillsborough, S6 4LT

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Guide Price £190,000 - £200,000

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Hunters Hillsborough are delighted to present a well-proportioned three bedroomed home, nestled in the sought-after residential area of Hillsborough. This charming mid-terrace house on Oakland Road presents an excellent opportunity for first time buyers or investors. The property boasts two reception rooms and an attic bedroom featuring a dormer window that adds character and natural light.

Upon entering via the back door, you are welcomed into an off-shot kitchen that is functional and ready for the new owner to personalise.

A spacious reception room used as the diner flows seamlessly into the relaxing lounge providing ample space for both relaxation and entertaining. From the diner, stairs rise to the first floor and there is access to the cellar.

The recently upgraded bathroom is a standout feature, now equipped with a modern walk-in shower adorned with elegant marble effect PVC wall panels, ensuring both style and practicality. Large double bedroom and a further good size bedroom on this floor.

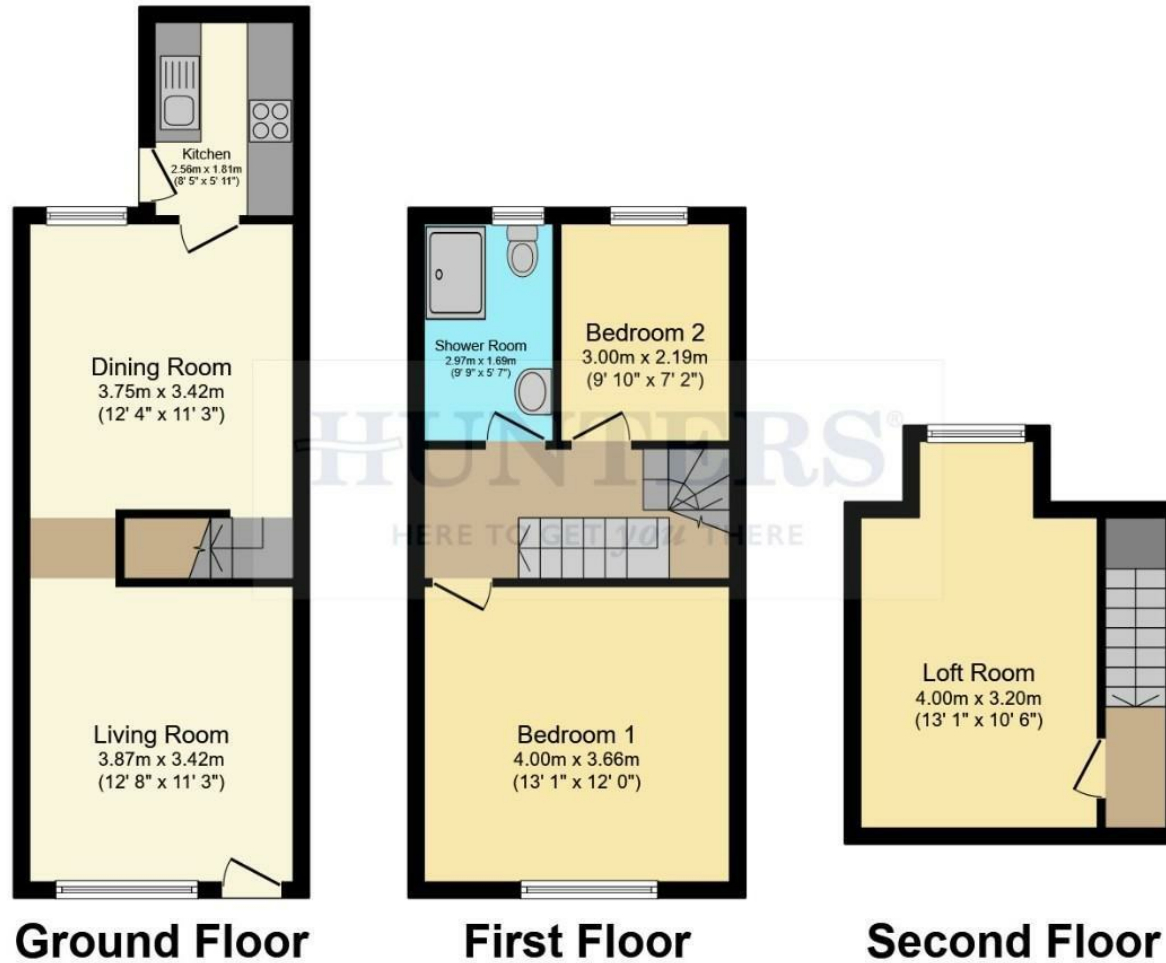
Stairs rise to the attic bedroom with built in cupboard space and access to the eaves.

Outside, the low-maintenance garden offers a fenced-off patio area, ideal for garden furniture, making it a lovely spot for outdoor gatherings or quiet moments in the sun.

With superb amenities nearby and a friendly neighbourhood atmosphere, this property is ready for its new owner to put their stamp on it. Whether you are a first-time buyer or looking for a family home, this house in Hillsborough is a wonderful choice.

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Total floor area 86.8 m<sup>2</sup> (934 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

## TENURE

This property is Leasehold with 672 years remaining at a cost of absent landlord

## 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.

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.

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

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.

