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HERE TO GET you THERE
338 Bellhouse Road, Shiregreen, S5 0RE

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Asking Price £140,000

Hunters Hillsborough are delighted to present a delightful two/three bedroom mid-terrace home offering a perfect blend of original character and modern convenience. The property boasts superb original features including high ceilings, original doors and double coving, this home on Bellhouse Road is not to be missed.

As you enter, you are welcomed through the back door into a well-appointed off shot kitchen, complete with integrated appliances, which seamlessly connects to a versatile dining area that also serves as a cosy sitting room. Access to the cellar head from this room.

The bright and inviting lounge features a stunning bay window, allowing natural light to flood the space. It boasts a lovely fire surround with a slate hearth, and an electric Elgin and Hall fire, which is included in the sale, creating a warm and welcoming atmosphere for relaxation.

The property comprises a spacious double bedroom at the front, tastefully decorated in neutral tones, alongside an occasional double bedroom that offers built-in wardrobe space. This bedroom conveniently provides access to a good-sized bathroom, fitted with a classic white three-piece suite.

Ascending the stairs, you will find an attic bedroom enhanced by a dormer window, providing additional living space that can be tailored to your needs. Outside, the private garden features a patio area, perfect for enjoying the outdoors, along with a privacy fence that ensures a tranquil setting. The front courtyard adds to the charm of this lovely home.

Located in close proximity to local schools and within walking distance to shops, this property is ideal for families and professionals alike.

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Ground Floor First Floor Second Floor

Total floor area: 97.2 sq.m. (1,046 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

This 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.

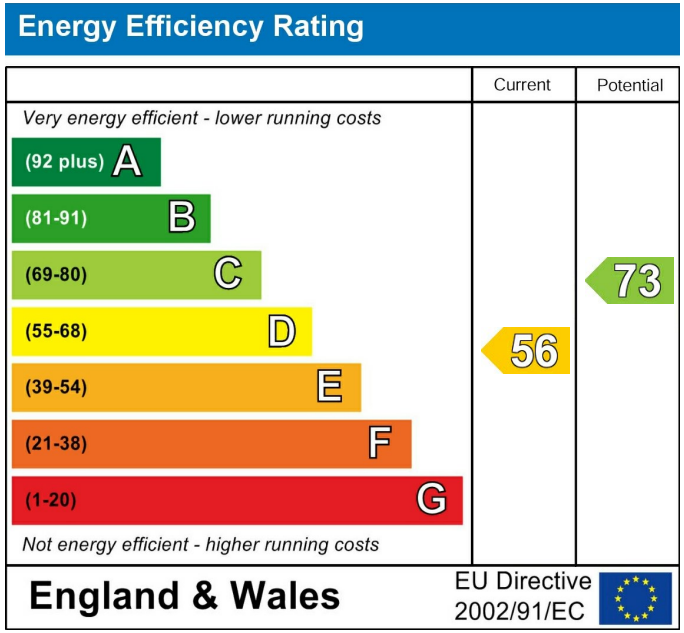
VACANT POSSESSION

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.

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.

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