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Owlerton Green, Hillsborough, Sheffield,  
S6 2BH

**BELVOIR!**

OIRO £210,000



### Key Features

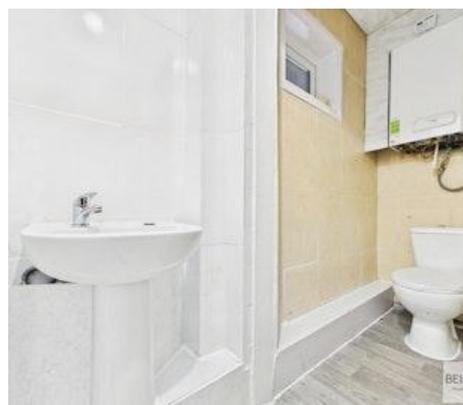
- > Recently Refurbished Throughout
  - > Three Double Bedrooms
  - > On Street Residents Permit Parking
- > Chain Free & Vacant Possession
  - > Two Reception Rooms
  - > Close To Amenities
  - > Tenure: Leasehold
  - > EPC rating C

Belvoir Sheffield are pleased to present this recently renovated three-bedroom terraced home in the heart of Hillsborough, with excellent local amenities and Hillsborough Park within walking distance.

The property features a brand-new kitchen and bathroom, two reception rooms, a downstairs WC, and three double bedrooms.

Further benefits include resident permit on-street parking, vacant possession, and no onward chain.

An ideal purchase for first-time buyers or families alike.



The ground floor briefly comprises a welcoming entrance hallway with laminate flooring, a generous bay-fronted living room filled with natural light, and a separate dining room providing the perfect space for entertaining. The modern, recently installed kitchen is fitted with an integrated oven, hob and extractor hood, complemented by tiled flooring. It also provides access to the cellar, offering useful additional storage, and a door opening onto the enclosed rear yard. A useful ground floor WC completes the downstairs layout.

To the first floor are three good-sized double bedrooms, offering flexible space for families, professionals or those working from home. The landing includes a useful cupboard housing the boiler and providing additional storage. The bathroom is fitted with an enclosed shower, WC, wash basin and a modern chrome heated towel rail.

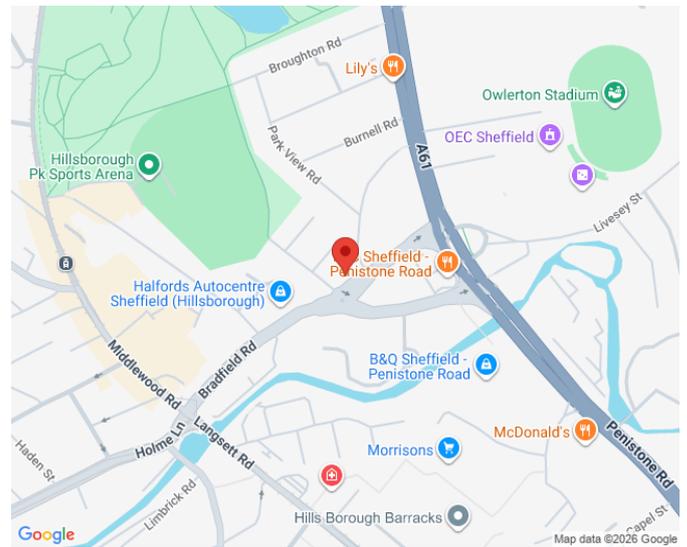
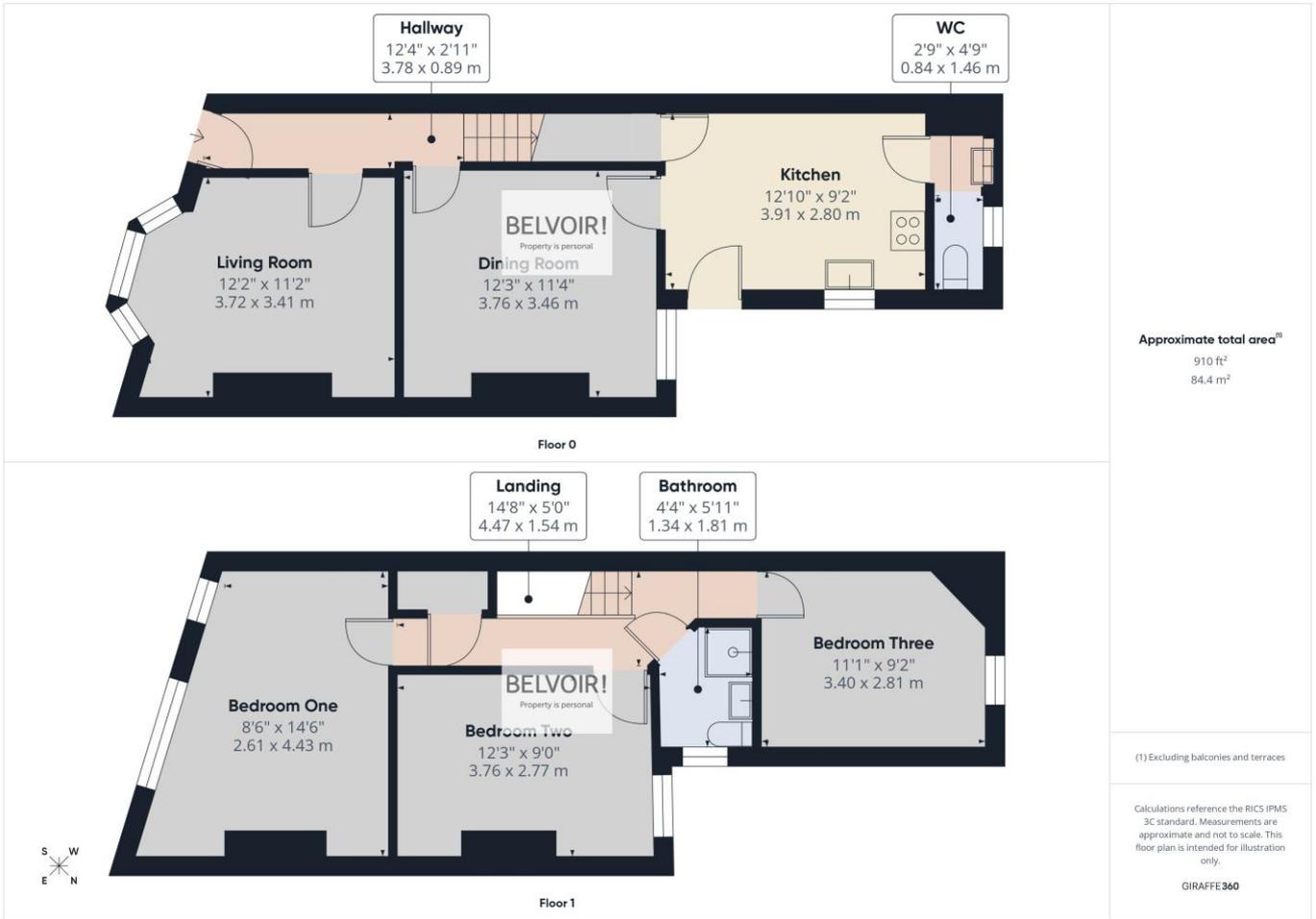
Ideally located just a short walk from Hillsborough Park and the vibrant Hillsborough shopping precinct, the property benefits from fantastic transport links including the Sheffield Supertram, as well as easy access into Sheffield City Centre — making it perfect for commuters.

An early viewing is highly recommended to appreciate the space and location on offer.

**Additional Information:** \*Remaining Lease 684 years \*Ground Rent Approximately £4 Per annum \*Council Tax Band A \*As advised by Vendors

#### **Disclaimers and Advice:**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, including but not limited to heating, plumbing or electrical systems and any appliances (if included in the sale) listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. If you already have or are considering purchasing a property to let, please contact us for specialist advice.



Contact us today to arrange a viewing...

# BELVOIR!

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