



## Valley Road , Sheffield, S8 9GB

- No Onward Chain
- In need of some upgarding
- Local schools close by
- Accommodation over 3 floors
- Three bedroom Mid-terrace
- Close to Meersbrook Park
- Sought after area

**Asking Price £180,000**



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## DESCRIPTION

Hunters of Hunters Bar are pleased to bring to market this three bedroom mid terrace property which is in need of an upgrade .

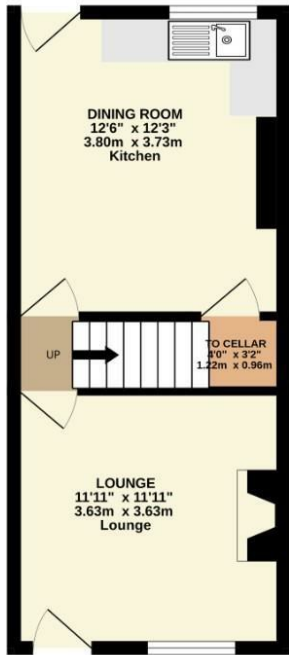
Viewing is advised to appreciate the size accommodation on offer which briefly comprises an open plan dining room and kitchen to the ground floor while to the first floor there are two bedrooms and a bathroom. There is a further double bedroom to the second floor with views over Meersbrook Park and pleasant garden to the rear.

Valley Road is located in the ever popular residential area of Meersbrook which host an array of useful amenities including, shops, bars restaurants and cafes along with regular transport links in to the city, The property is close to Meersbrook Park, local schools and would be an ideal purchase for a first time buyer or young family. Offered to market with No Chain.

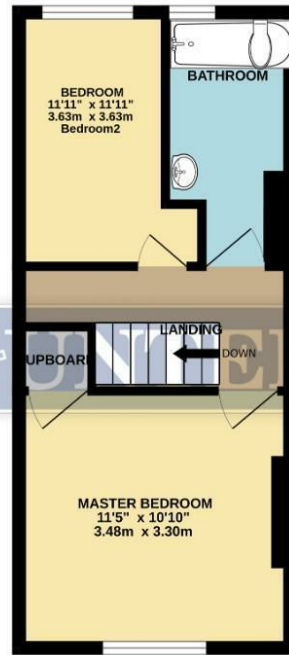




GROUND FLOOR  
294 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



2ND FLOOR  
150 sq.ft. (13.9 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

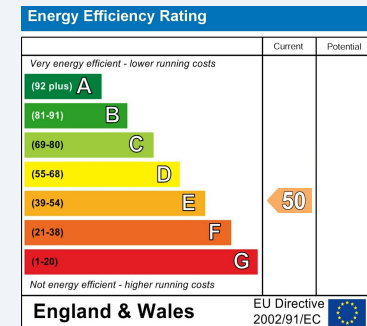
Please contact [sheffield@hunters.com](mailto:sheffield@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

**THINKING OF SELLING?** 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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