
HUNTERS®
HERE TO GET you THERE
25 Fircroft Road, Shiregreen, S5 0RX

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Asking Price £170,000

Hunters Hillsborough are delighted to present a charming end-terrace home presenting an excellent opportunity for first-time buyers or the growing family. Offered for sale with no onward chain, and all furniture included in the sale. The property boasts three well-proportioned bedrooms and a super sized lounge, making it a practical choice for families or those seeking extra space.

Upon entering, you are greeted by a welcoming hallway with stairs rising to the first floor and access to a bright and spacious lounge. This delightful room features four windows that flood the space with natural light, complemented by a cosy gas fire. The ample space allows for a variety of furniture arrangements, ensuring comfort and style.

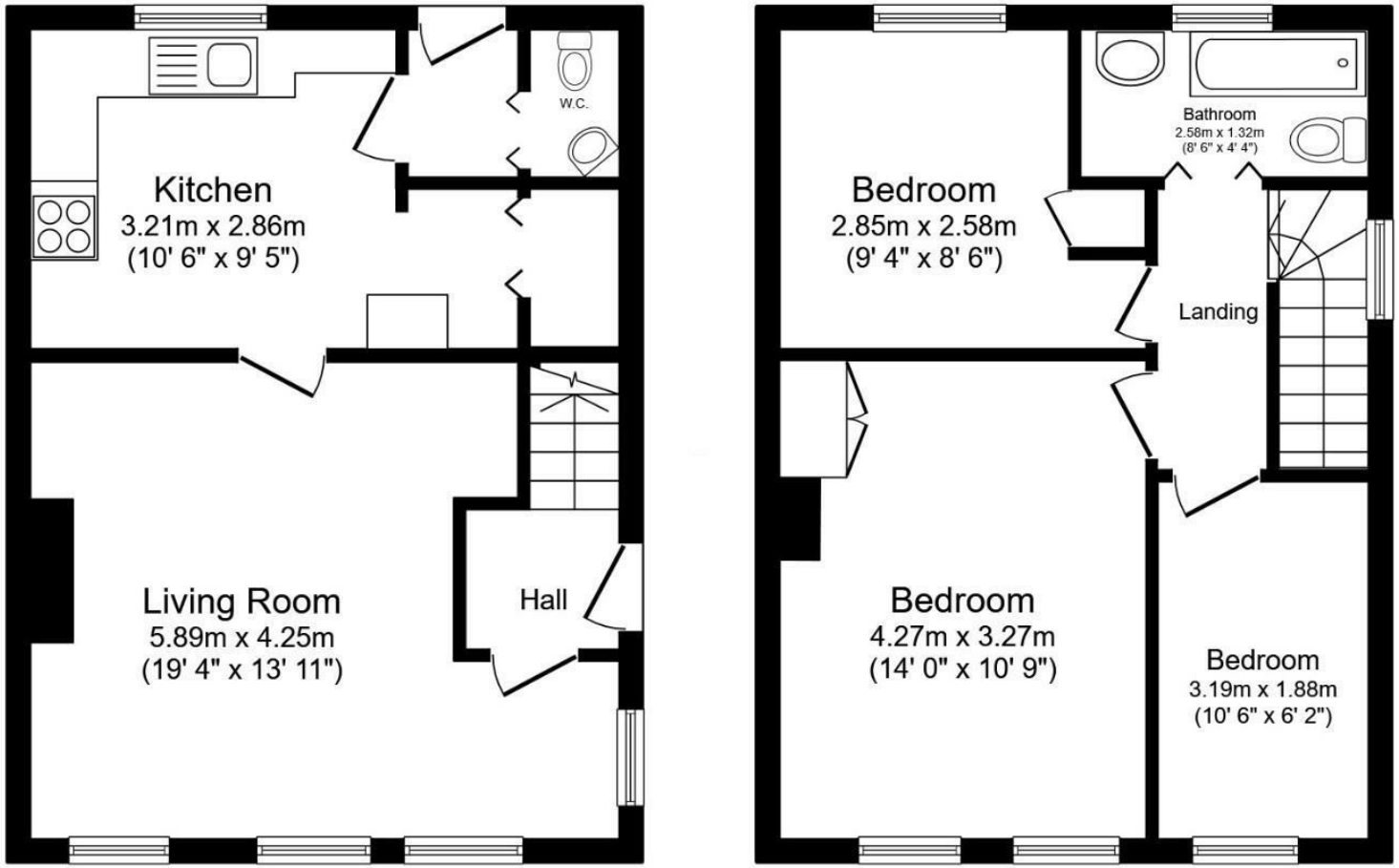
The fully fitted kitchen is both functional and stylish, featuring a tiled floor and ample room for freestanding appliances. A breakfast bar serves as an ideal spot for morning coffee, and there is a walk-in utility area with a washing machine included. Adjacent to the kitchen, the back porch provides convenient access to a downstairs W/C, as well as a door leading out to the private rear garden, ideal for outdoor enjoyment.

The superb master bedroom is a standout feature, offering two windows, free standing wardrobes included in the sale, and the original storage cupboard, providing plenty of space for your belongings. Additionally, there is a further double bedroom with a fitted wardrobe and a single bedroom, perfect for guests or as a home office. The family bathroom is well-appointed with a bath, shower over the bath, W/C, and sink basin, catering to all your needs.

Outside, the property benefits from a two-car driveway and a garage equipped with sockets and roof storage space, providing practical solutions for parking and storage. The private rear garden offers a tranquil retreat, perfect for enjoying sunny days.

This property is ready to move into and is an ideal choice for those looking to establish their home in a friendly community.

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Ground Floor

First Floor

Total floor area: 75.8 sq.m. (816 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.

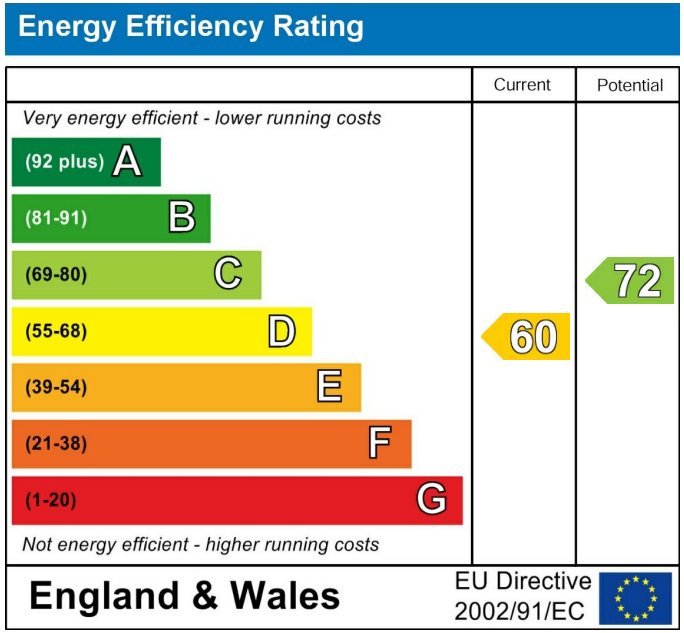
VACANT POSSESSION

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.

































