Burngreave Road, Burngreave, Sheffield, S3 9DL

FOUR BEDROOMS | END TERRACE | GAS CENTRAL HEATING | UPVC DOUBLE GLAZING

POTENTIAL OFF ROAD PARKING SPACE | SPACIOUS GARDEN | CHAIN FREE | ENERGY EFFICIENCY RATING E

Asking Price: £190,000
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Hunters Hillsborough are delighted to market this larger than average four bedroom end terrace house benefiting from no chain and gas central heating. The well proportioned accommodation comprises a front entrance hall with dining room off. To the rear of the house is a grand living room and separate fitted dining kitchen. To the first floor are three bedrooms and family shower room with a further fourth bedroom to the second floor. The property also benefits from basement rooms which could be utilised as further living accommodation with compliance with building regulations. To the outside is a possible parking space to the front with generous gardens to the rear.

This well proportioned chain free property would be an ideal purchase for a family or those requiring substantial space.

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

ENTRANCE HALL
The entrance hall has stairway access to the first floor.

DINING ROOM
3.71m (12' 2") x 3.45m (11' 4")
The dining room is to the front of the house.

LIVING ROOM
4.53m (14' 10") x 3.72m (12' 2")
The living room is to the rear and has decorative coving, circle and a dado rail, there is a feature fire surround with marble hearth and back.

DINING KITCHEN
5.41m (17' 9") x 3.63m (11' 11")
The dining kitchen comprises a 1.5 bowl sink unit with mixer tap set into a 'U' shaped worktop with cupboards and drawers below with space for a range cooker. There is a further worktop with cupboards below with a range of matching wall cupboards including two glass display cabinets. Over the cooker position is an electric extractor hood. A wall mounted gas fired boiler.
ON THE FIRST FLOOR

LANDING
The landing has a built in cupboard and stairway access to the second floor.

MASTER BEDROOM
4.51m (14' 10") x 3.71m (12' 2")
The master bedroom is to the rear and has decorative coving.

BEDROOM NO.2
4.56m (15' 0") x 3.74m (12' 3")
The second bedroom is to the front of the property and has a wood effect laminate floor and a range of sliding door wardrobes.

BEDROOM NO.3
3.71m (12' 2") x 2.92m (9' 7")
The third bedroom is to the rear and has a wood laminate floor and an airing cupboard housing the hot water cylinder.

SHOWER ROOM/W.C.
The shower room comprises a double shower cubicle with mains shower pedestal wash hand basin, and a push button low flush w.c., The floor is ceramic tiled with the walls being part ceramic tiled and there is a chrome towel radiator.
ON THE SECOND FLOOR

BEDROOM NO. 4
4.34m (14' 3") x 3.55m (11' 8")
The fourth bedroom has a front facing velux roof light and a built in cupboard.

OUTSIDE
There is a front garden with a possible car hard standing for one car. To the rear is a generous sized private and enclosed garden.

LOWER GROUND FLOOR
There are three cellar rooms to the lower ground floor which could be converted into further living accommodation if required - buyers should carry out their own investigations and comply with building and planning regulations.
GENERAL REMARKS

RATING ASSESSMENT
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

CENTRAL HEATING AND DOUBLE GLAZING
The property has the benefit of gas fired central heating with panel radiators throughout and the windows throughout are UPVC framed sealed unit double glazed replacement units.

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.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

OPENING HOURS
Monday 9-5:30
Tuesday 9-5:30
Wednesday 9-5:30
Thursday 9-5:30
Friday 9-5:30
Saturday 9 - 1pm
Sunday Closed

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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Energy Performance Certificate

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

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DISCLAIMER
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.