merryweathers
Est. 1832









60 Fort Hill Road, Sheffield, S9 1BB

Asking Price £150,000

Merryweathers are delighted to offer for sale this three bedroom semi detached property in Wincobank. Offered with NO CHAIN. A perfect opportunity for a variety of buyers alike.
The property benefits from a kitchen, dining room and lounge, with three bedrooms and a bathroom to the first floor.

Entrance Hall
Property is accessed via a double glazed door.

Lounge



Having a window overlooking the front elevation, a radiator and a feature fireplace.

Dining Room



Having a window over looking the rear garden, a radiator and laminate flooring.

Kitchen





Having a range of wall and base units, sink unit, hob and oven, space for washing machine, fridge and freezer, understairs storage cupboard and a door leading to the rear garden.

First Floor Landing

Bedroom One



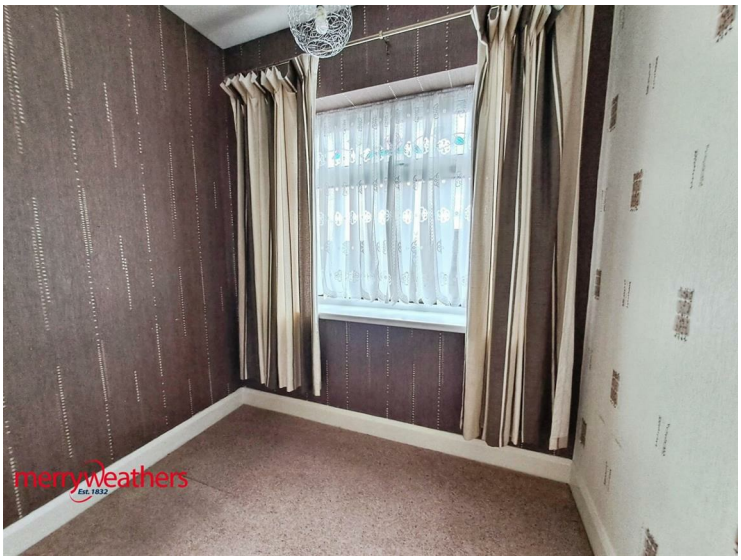
Having a window and a radiator.

Bedroom Two



Having a window and a radiator.

Bedroom Three



Having a window and a radiator.

Bathroom



Having a shower cubicle, hand wash basin, low flush w.c, and a window overlooking the rear elevation.

Outside

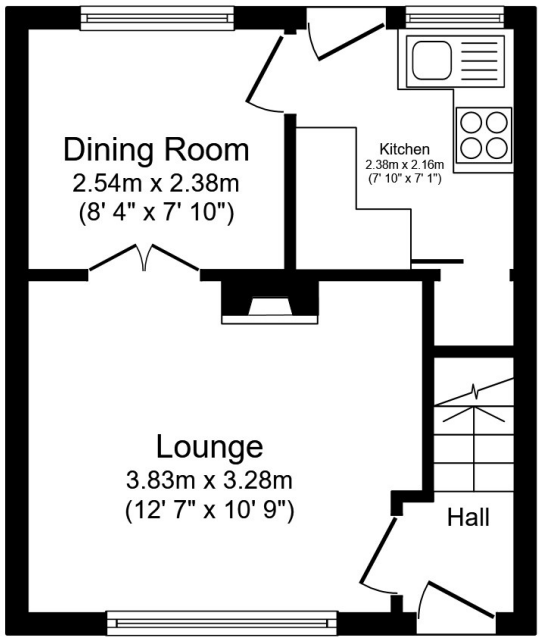


To the front elevation is a driveway leading to the rear of the property. To the rear of the property is a tiered garden area over several levels.

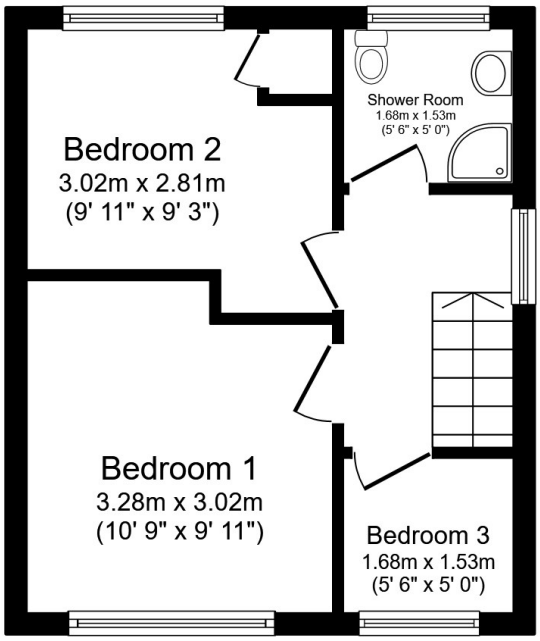
Material Information

Material information
Council Tax Band A
Tenure Leasehold
Property Type Semi-detached House
Construction type Brick built
Heating Type Gas central heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
Electricity Supply Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
https://www.openreach.com/
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
Parking type driveway
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk. https://check-for-flooding.service.gov.uk/find-location
Planning permissions N/A
Accessibility features N/A
Coal mining area South Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. https://www.groundstability.com/public/web/home.xhtml
AGENT NOTES
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Floor Plan



Ground Floor



First Floor

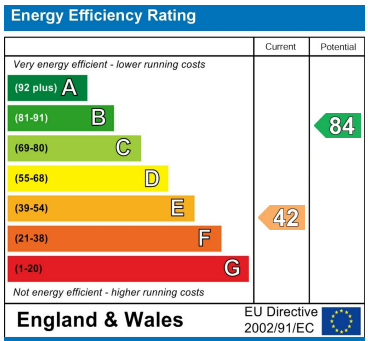
Total floor area: 52.9 sq.m. (570 sq.ft.)

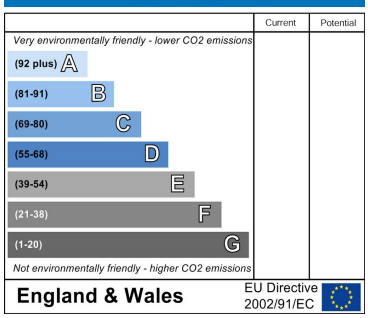
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

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The Property Ombudsman

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