



Ball Road Sheffield S6 4LZ
Price £250,000

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**** FREEHOLD ** NO THIRD PARTY ACCESS OVER THE REAR **** Fully renovated and modernised throughout to a high standard is this three bedroom, two bathroom, stone fronted terrace which has a rear garden with no third party access. Renovations include a new roof, new windows and doors, new bathroom/ensuite and kitchen and new floor coverings.

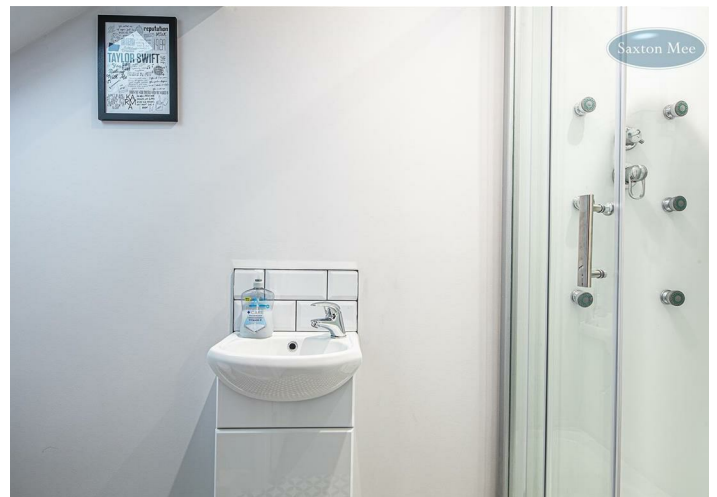
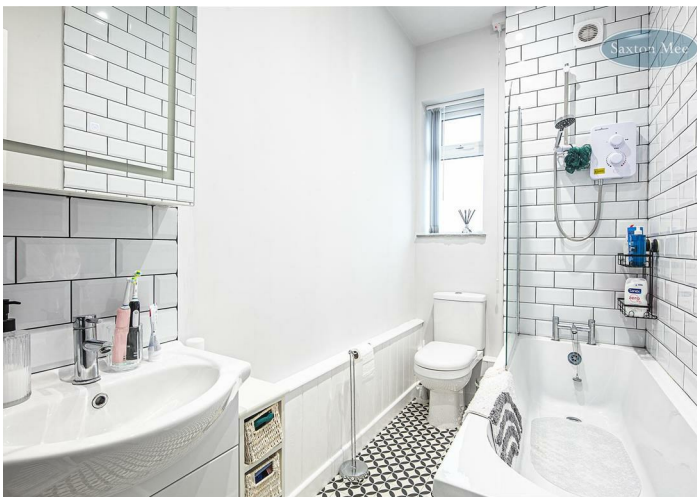
Neutrally decorated throughout, the well presented living accommodation briefly comprises: enter through a front composite door into the lounge with a front window allowing natural light. A door then opens into the inner lobby with access into the dining room with a rear composite entrance door. An opening flows into the kitchen. The kitchen has a range of units with contrasting worktops which incorporate the sink and drainer. Integrated appliances include an electric oven, five ring induction hob with extractor above, fridge, freezer, washing machine and the housed gas boiler. From the dining room, access to the cellar head with steps descending to the cellar.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the family bathroom. The principal bedroom is to the front aspect and has space for furniture. Bedroom three is to the rear aspect and currently used as a dressing room. The bathroom has a white three piece suite including bath with electric shower, WC and wash basin with vanity unit.

A further staircase rises to the second floor and attic style bedroom two with two Velux windows, space for furniture and the added advantage of an en suite shower room with WC and wash basin.

- EARLY VIEWING ADVISED
- FULLY RENOVATED & MODERNISED THROUGHOUT
- NEW KITCHEN, BATHROOMS, ROOF, WINDOWS, DOORS & FLOOR COVERINGS
- LOUNGE & DINING ROOM
- CELLAR
- ATTIC STYLE BEDROOM WITH EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- REAR GARDEN WITH NO THIRD PARTY ACCESS
- CLOSE TO AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & CENTRAL HOSPITALS





OUTSIDE

A low wall and hedgerow encloses a front forecourt. Shared access leads to the rear garden with no third party access and includes a patio and stone outbuilding.

LOCATION

Situated in the centre of Hillsborough itself with excellent amenities including bakers, butchers, greengrocers, beauty salons, cafes, bars and takeaways. Hillsborough Park, Leisure Centre and Library. Regular public transport including the Supertram. There are also beautiful country walks on the doorstep. Easy access to Sheffield City Centre.

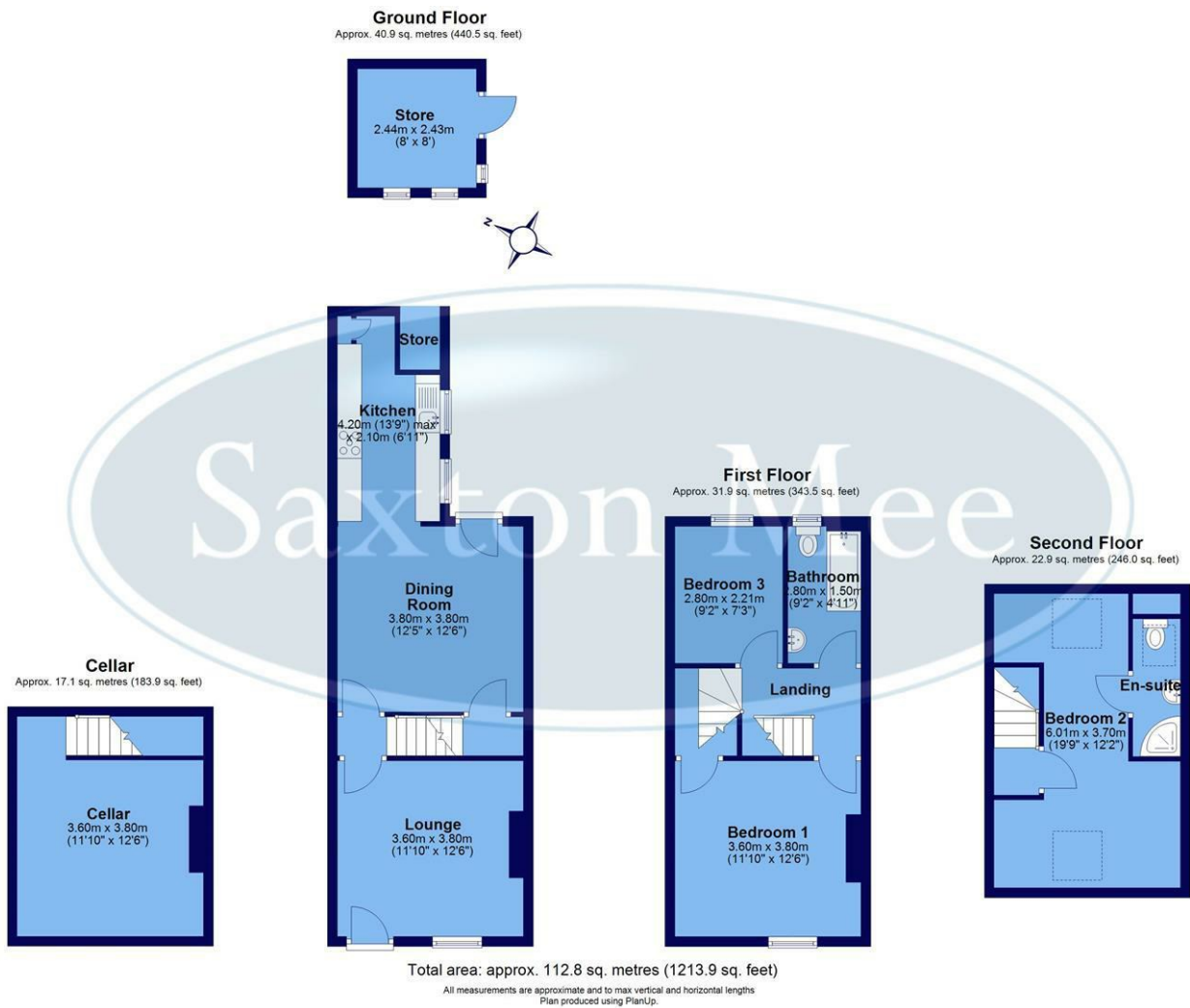
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



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