



Ferriby Road Hillsborough Sheffield S6 1WQ  
Offers Around £269,950

## Ferriby Road

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**\*\* NO CHAIN \*\*** Situated on this quiet, tree-lined cul-de-sac in the popular residential of Hillsborough is this three bedroom, bay fronted semi detached property which enjoys an east facing rear garden and benefits from a driveway, garage, uPVC double glazing and gas central heating. In brief, the living accommodation comprises: front uPVC door which opens into the entrance hall with an under stair storage cupboard and access into the lounge and kitchen/diner. The well proportioned lounge to the front has a lovely bay window allowing lots of natural light. The good size kitchen/diner has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven along-with housing and plumbing for a washing machine and space for a fridge freezer. Ample space for a dining table and chairs. Rear uPVC entrance door. From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the main bathroom. The spacious master bedroom has a front facing aspect. Bedroom two to the rear is an excellent double and enjoys the views over the rear garden. Bedroom three is a good size single and again enjoys the views over the rear garden. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin.

- VIEWING IS RECOMMENDED
- THREE BEDROOM SEMI DETACHED
- DRIVEWAY & GARAGE
- EAST FACING REAR GARDEN
- CLOSE TO LOCAL AMENITIES & PUBLIC TRANSPORT LINKS





**OUTSIDE**

Stone wall to the front opening to a driveway which leads to the garage which benefits from electric and lighting, houses the gas boiler and has a rear door. The fully enclosed, east facing rear garden includes a good size patio and lawn.

**LOCATION**

Situated in the popular residential area of Hillsborough with excellent local amenities nearby including bakers, butchers, greengrocers, cafes, bars, takeaways and public houses. Good regular transport links including close proximity to Supertram links. Hillsborough Park, Leisure Centre and Library close by. A short journey into Sheffield City Centre.

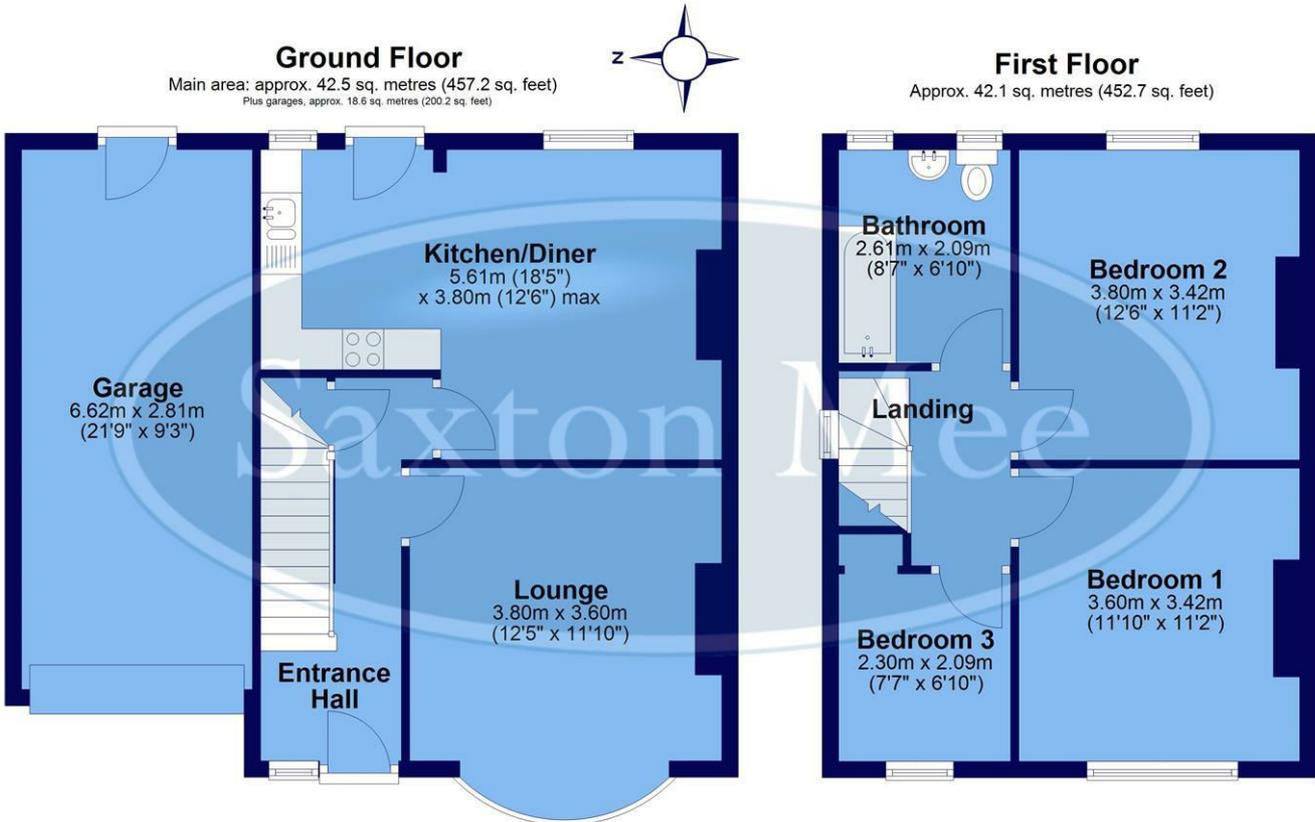
**MATERIAL INFORMATION**

The property is Leasehold with a term of 800 years running from the 25th March 1925. The property is currently Council Tax Band B.

**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.



**Main area: Approx. 84.5 sq. metres (909.9 sq. feet)**  
Plus garages, approx. 18.6 sq. metres (200.2 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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**Stocksbridge**

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
77	60		