



BEECROFT  
ESTATES



## 39 Clarence Road , Sheffield, S6 4QE

FANTASTIC FAMILY HOME SOLD WITH NO ONWARD CHAIN!!!

Move straight into this beautifully presented three-bedroom semi-detached home, ideally located in the highly desirable area of Hillsborough. A spacious and stylish property, it offers ready-to-enjoy accommodation that makes a fantastic family home. The location provides outstanding benefits, including excellent transport links via the Supertram and bus routes, a wide range of local shops, cafés and amenities, well-regarded schools, and easy access to the open green spaces of Hillsborough Park. Popular with families and professionals alike, Hillsborough is known for its strong community feel, convenient access to the city centre, and close proximity to the countryside. Early viewing is highly recommended to fully appreciate this exceptional opportunity.

£290,000

# 39 Clarence Road , Sheffield, S6 4QE



- 3 BEDROOM SEMI DETACHED
- PORCH/UTILITY
- SOLAR PANELS - OWNED
- SOLD WITH NO ONWARD CHAIN
- DINING ROOM/2ND RECEPTION ROOM
- OFF ROAD PARKING
- EXCELLENT LOCATION
- CELLAR
- ENCLOSED SOUTH FACING GARDEN
- VIEWING ESSENTIAL

Hallway

Dining Room

Lounge

Kitchen

Landing

Master bedroom

Bedroom Two

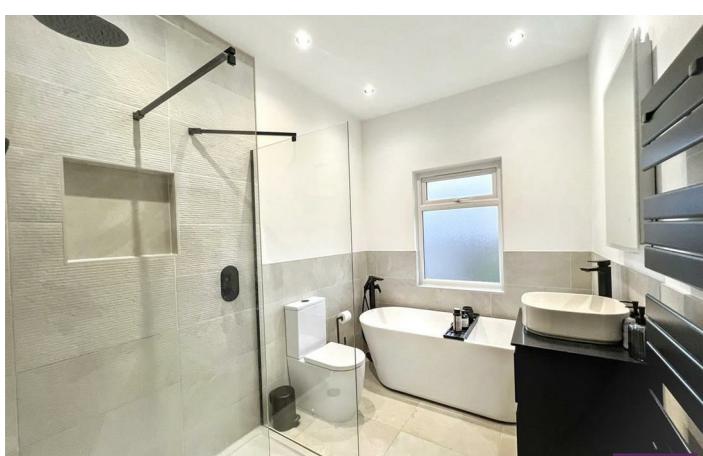
Bedroom Three

Bathroom

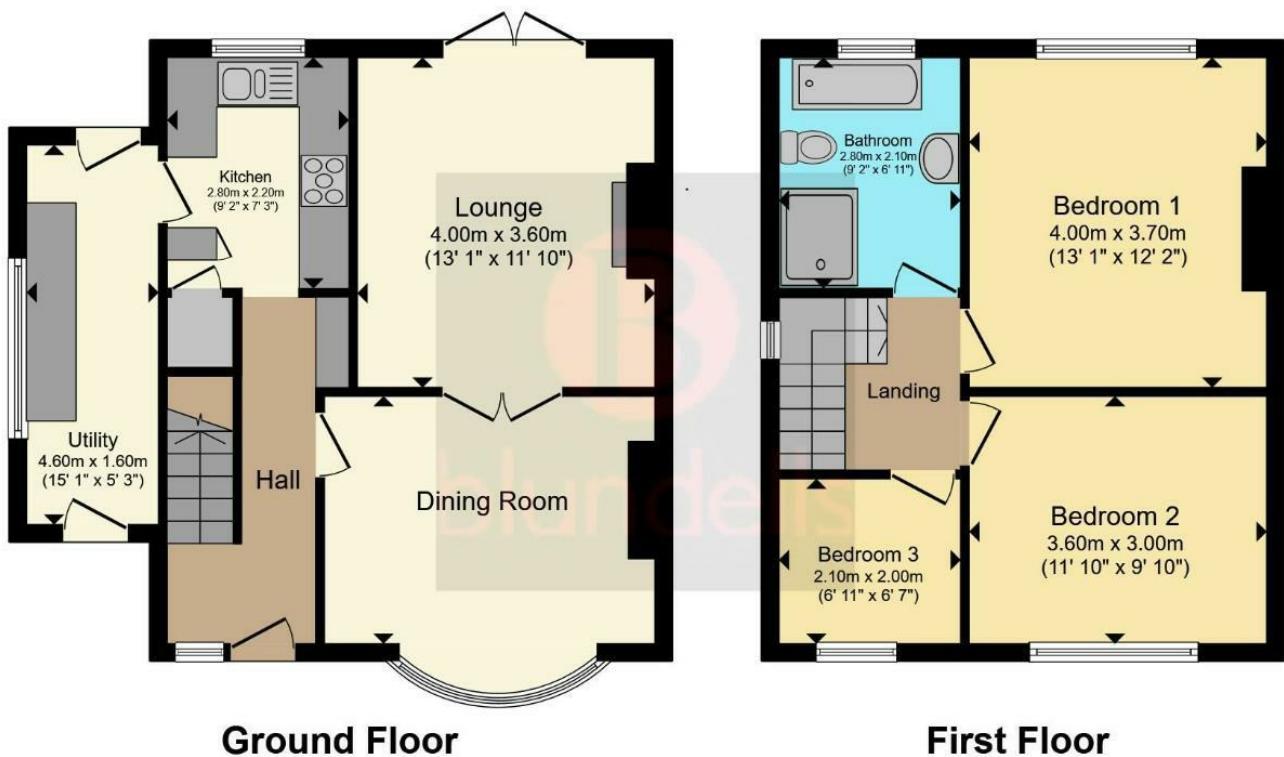
Exterior



Directions



## Floor Plan



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	