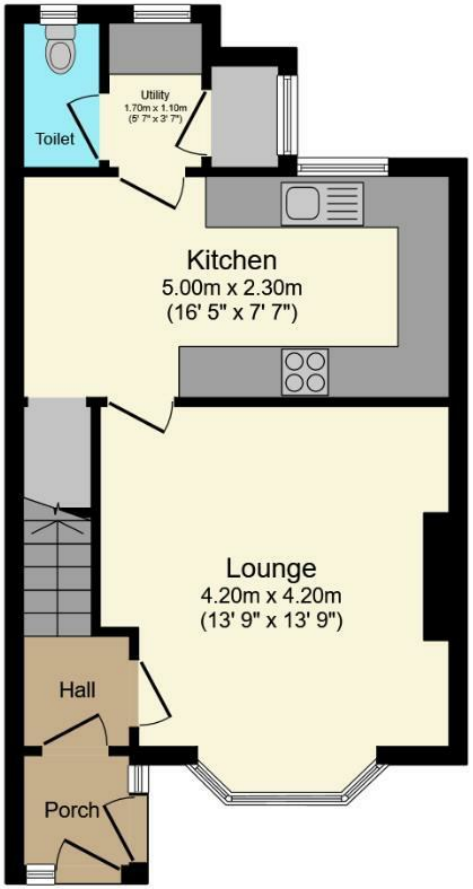

HUNTERS®
HERE TO GET you THERE
36 Barrie Road, Sheffield, S5 8RR

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Asking Price £150,000

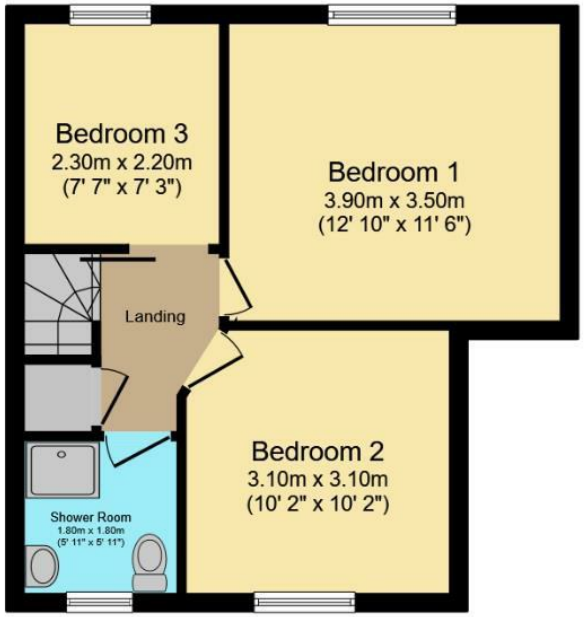
Hunters Hillsborough are delighted to present a three bedroom mid terrace home in the heart of Southey Green, set back from the road and offering a driveway and a downstairs W/C, viewing is highly recommended. The property is accessed via the front door into a spacious porch, ideal for coats and boots. Through to the inner lobby with stairs rising to the first floor. Bright and spacious lounge with a bay window and modern laminate flooring. Painted chimney breast with wooden mantle. Kitchen diner having a good range of wall and base units with wooden fronts and accompanying worksurfaces. Integrated eye level gas oven and a hob along with space for all usual appliances. Handy under the stairs storage and a door into the back porch with a utility room and downstairs W/C. Upstairs you will find two double bedrooms and a single bedroom along with a shower room with walk-in shower, W/C and sink basin. Outside the property has a gated driveway to the front. The rear garden is fully enclosed with a patio area and steps up to the lawn. Brick built outbuilding with two rooms for storage.

Hunters Sheffield - Hillsborough 1 Middlewood Road, Hillsborough, S6 4GU | 0114 242 4260
hillsborough@hunters.com | www.hunters.com



Ground Floor

Floor area 41.2 sq.m. (443 sq.ft.)



First Floor

Floor area 38.0 sq.m. (409 sq.ft.)

Total floor area: 79.2 sq.m. (853 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

General Remarks

TENURE

This property is Freehold.

RATING ASSESSMENT

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

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.

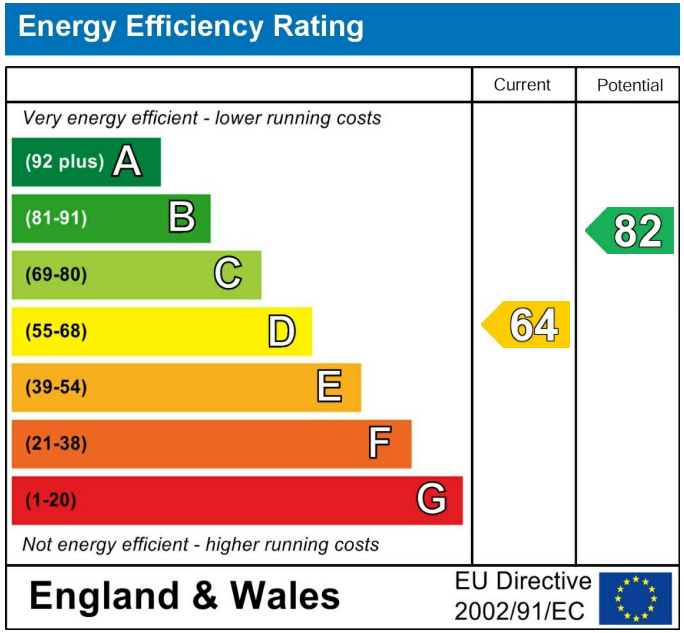
MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

Local Area

Located in Southey there is easy access to local amenities, transport links and schools.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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. 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.





























