



## 18 Minto Road, Sheffield, S6 4GL

Asking Price £160,000

- NO CHAIN
- GREAT POTENTIAL
- COUNCIL TAX BAND A £1,440.86
- WORKS REQUIRED
- LOCATED IN THE POPLAR HILLSBOROUGH AREA
- LEASEHOLD 346 YEARS REMAINING
- THREE BEDROOM PROPERTY SET OVER THREE FLOORS
- CLOSE TO LOCAL TRANSPORT LINKS

# 18 Minto Road, Sheffield S6 4GL

**\*\*NO CHAIN - IN NEED OF MODERNISATION\*\*** This three bed terrace property is set over three floors and is conveniently situated for access to the city center via the nearby tram points. The property is opposite Hillsborough Park and close to excellent local amenities including the Middlewood and Hillsborough shopping centers. In need of some modernisation this property briefly comprises of; Front entrance door to the entrance hallway; Lounge; Dining room; Kitchen; Two first floor bedrooms; Family bathroom; Attic bedroom three; Rear garden;



Council Tax Band: A



### **ENTRANCE HALLWAY**

Accessed via a solid door into the entrance hallway with; Carpet flooring; Stairs to the first floor; Solid doors into the lounge and the dining room;

### **LOUNGE**

12'10 x 11'95

This good size lounge has; Large uPVC double glazed bay window to the front elevation; Wood effect flooring; Ceiling light point; Central heating radiator;

### **DINING ROOM**

12 x 11'94

Having; uPVC double glazed window to the rear elevation; Ceiling light point; Central heating radiator; Solid door to the cellar; Open access into the kitchen;

### **KITCHEN**

13 x 5

Comprising of; Cream wall, base and drawer unit with roll top work surface; 1 1/2 sinks and drainer with mixer tap; Space and plumbing for a freestanding oven/ hob, washing machine, dryer and fridge freezer; uPVC double glazed window to the rear elevation; Ceiling light point; Central heating radiator; Solid door into the rear garden;

### **STAIRS TO THE FIRST FLOOR**

### **BEDROOM ONE**

13'11 x 11'11

With; uPVC double glazed window to the front elevation; Wood effect flooring; Ceiling light point; Central heating radiator;

### **BEDROOM TWO**

9'2 x 8'8

Having; uPVC double glazed window to the rear elevation; Wood effect flooring; Ceiling light point; Central heating radiator;

### **FAMILY BATHROOM**

9'01 x 4'07

Spacious bathroom with; WC; Wash basin; Bath with wall mounted shower; Obscure uPVC double glazed window to the rear elevation; Panned ceiling; Wood effect flooring; Ceiling light point; Central heating radiator;

### **FIRST FLOOR LANING AND STAIRS**

Having; Carpet flooring of both sets of stairs; Wood effect flooring on the landing; Ceiling light point; Solid doors to the two first floor bedroom and the family bathroom;

### **STAIRS TO THE ATTIC BEDROOM THREE**

### **ATTIC BEDROOM THREE**

17 x 10'11

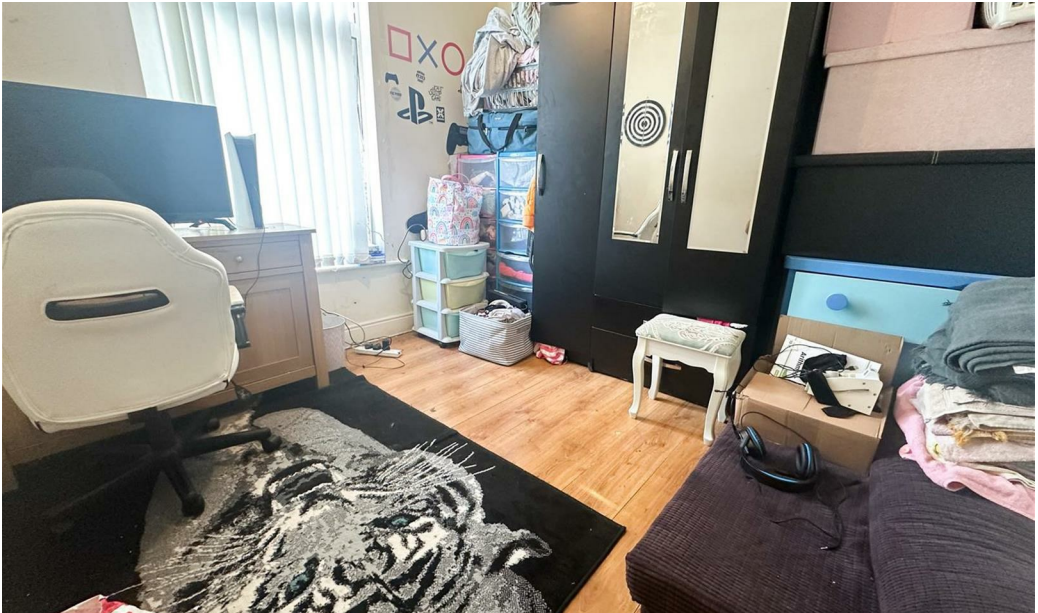
Having; uPVC double glazed window to the rear elevation; Wood effect flooring; Ceiling light point; Central heating radiator;

### **REAR GARDEN**

With; Concrete area to one side of the garden and lawn area to the other; Fence borders;

### **ADDITIONAL INFORMATION**

None of the services or fittings have been tested and no warranties of any kind can be given; accordingly prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any furnishings, electrical/gas appliances (whether connected or not) or any other fixtures or fittings unless expressly mentioned in these particulars as forming part of the sale.





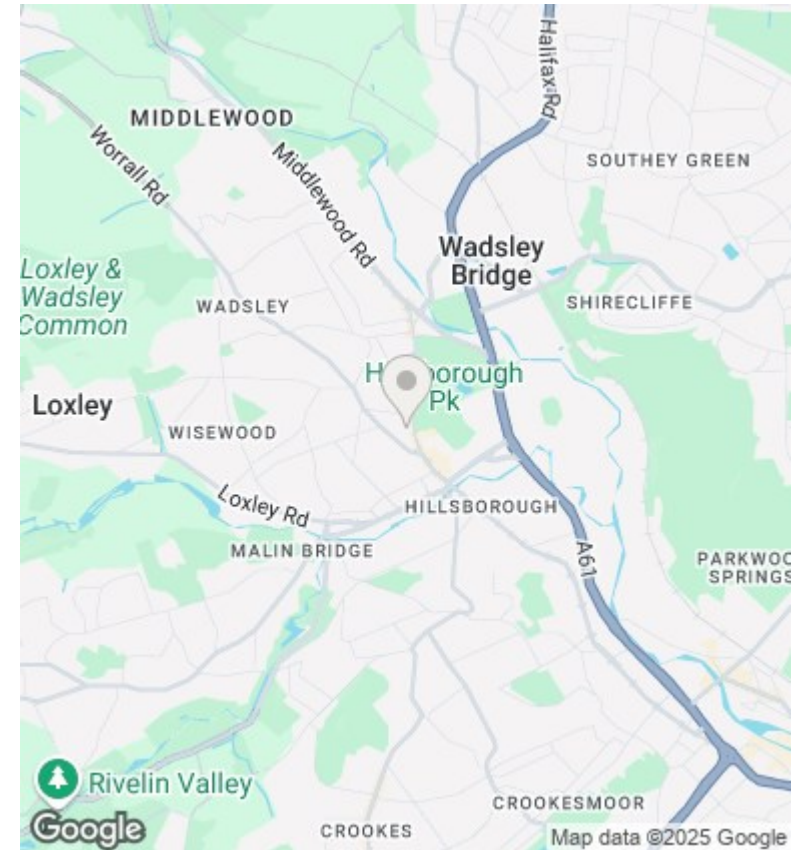
## Directions

## Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

## Council Tax Band

A



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	