



## 3 Carlton Road, Sheffield, S6 1WR

Asking Price £175,000

- NO CHAIN
- THREE BEDROOM END TERRACE PROPERTY SET OVER THREE FLOORS
- CLOSE TO EXCELLENT AMENITIES
- IN NEED OF MODERNISATION
- COUNCIL TAX BAND A £1440.86
- GREAT TRANSPORT LINKS CLOSE BY
- FREEHOLD
- POPULAR AREA

## 3 Carlton Road, Sheffield S6 1WR

**\*\*NO CHAIN - GREAT POTENTIAL\*\*** In need of modernisation, this three bedroom end terrace property is set over three floors and is located in the popular area of Hillsborough. Within walking distance to local shops, schools and minutes from the supertram. The property currently benefits from; Entrance hallway; Lounge; Kitchen; Dining room; Two double bedrooms on the first floor; Family bathroom; Attic bedroom three; Rear garden.



Council Tax Band: A

### **ADDITIONAL DETAILS**

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. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. United Homes make detailed enquiries of the seller to ensure the information provided is as accurate as possible but are not liable for any miscommunication.





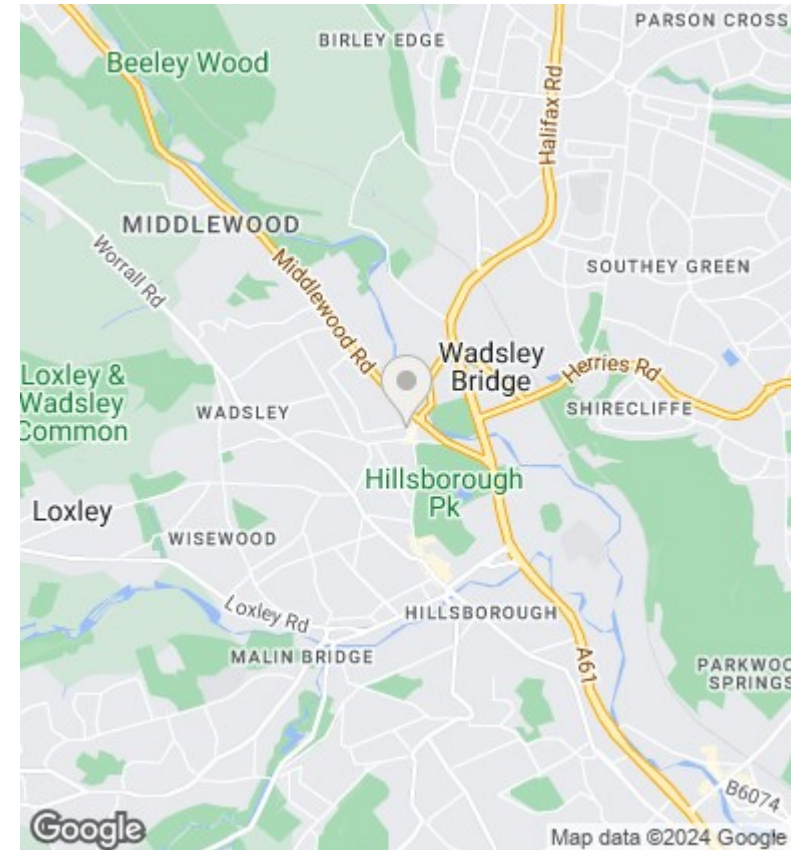
## Directions

## 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>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>51</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	