



## Parkside Road, Hillsborough, S6

Asking Price £240,000

- NO CHAIN
- FOUR BEDROOM END TERRACE PROPERTY
- ENCLOSED FRONT AND REAR GARDENS
- COUNCIL TAX BAND A - £1,512.43
- FREEHOLD
- DECEPTIVELY SPACIOUS
- POPULAR S6 AREA

- VIEWS OF HILLSBOROUGH PARK
- MODERN BREAKFAST KITCHEN DINING ROOM
- EXCELLENT TRANSPORT LINKS NEARBY



# Parkside Road, Hillsborough, S6

**\*\* NO CHAIN \*\* POPULAR AREA WITH PARK VIEWS \*\*** New to the sales market is this deceptively spacious four bedroom end terraced property. Located in the popular Hillsborough area close to good schools, excellent local amenities and Hillsborough Park just a stone's throw away. The tram route into the city center and beyond located just a short walk away. The property briefly comprises of; Lounge with feature electric fireplace; Modern breakfast kitchen dining room; Cellar; Stairs to the first floor; Two great size first floor bedrooms; Family bathroom; Stairs to the second floor; Two second floor bedrooms; Enclosed front and rear gardens;



Council Tax Band: A



### **ENTRANCE LOBBY**

Access is gained to the side of the property via a uPVC door into the entrance lobby, with; Wood effect laminate flooring; Ceiling light point; Stairs to the first floor; Solid doors to the breakfast kitchen dining room and the lounge;

### **LOUNGE**

A lovely light and bright space with; Large uPVC double glazed bay window to the front elevation; uPVC double glazed window to the side elevation; Carpet flooring; Ceiling light point; Central heating radiator;

### **OPEN PLAN BREAKFAST KITCHEN DINING ROOM**

#### **BREAKFAST KITCHEN AREA**

This modern breakfast kitchen comprises of; A good range of neutral gloss wall, base and drawer units; White worktops and upstands; Under unit lighting; One and a half sink and drainer with mixer tap; The room has fantastic natural light provided via two uPVC double glazed windows to the rear elevation and a Velux roof light window; Integrated oven and induction hob with an extractor above; Integrated dishwasher; Space and plumbing for a washing machine; Breakfast bar peninsula with seating and storage below; Wood effect laminate flooring; Recessed ceiling spotlights; Part obscure glazed entrance door into the rear garden;

#### **DINING AREA**

Having; Ample room for a good size table and chairs; Space for an American fridge freezer; Recessed ceiling spotlights; Central heating radiator; Wood effect laminate flooring; Solid doors to the cellar and into the entrance lobby;

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

#### **BEDROOM ONE**

Spacious bedroom one comprising of; uPVC double glazed window to the front elevation, lovely views of Hillsborough park; Carpet flooring; Central heating radiator; Ceiling light point; Power sockets;

#### **BEDROOM TWO**

Good size bedroom two with; Carpet flooring; uPVC double glazed window to rear elevation; Central heating radiator; Ceiling light point; Power sockets;

#### **FAMILY BATHROOM**

This larger than average modern family bathroom has; Freestanding pebble bath with telephone shower attachment; Shower enclosure with rain head shower and a hand held shower attachment ,with side screen doors; WC; Wash basin set into vanity unit; uPVC double obscure glazed window to the rear elevation; Tiled flooring and part tiled walls; Extractor fan; Vertical heated towel rail; Ceiling light point;

#### **FIRST FLOOR LANDING**

An 'L' shaped landing with; Carpet flooring; Two ceiling light points; Oak doors to bedrooms one and two and the family bathroom; Stairs leading up to the second floor;

### **STAIRS TO THE SECOND FLOOR**

#### **BEDROOM THREE**

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

#### **BEDROOM FOUR**

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

#### **SECOND FLOOR LANDING**

Comprising of; Carpet flooring; Ceiling light point; Solid doors to bedrooms three and four;

#### **FRONT GARDEN**

Accessed via an iron gate, this front garden has; Paving; Open access to the passageway leading to the side entrance door;



## REAR GARDEN

This enclosed rear garden has; Paving leading through from the rear entrance door; Artificial lawn; Storage shed; Pebble bed to the end of the garden; Mature shrubs and planting surround; Fence borders;

## DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

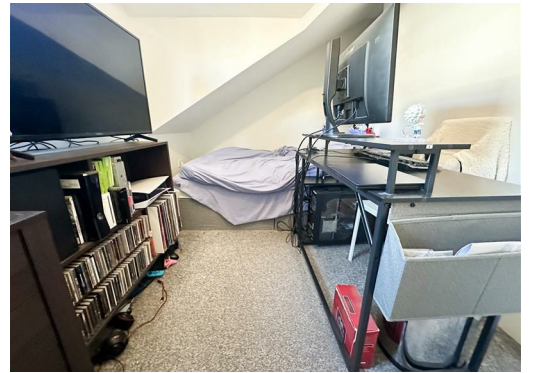
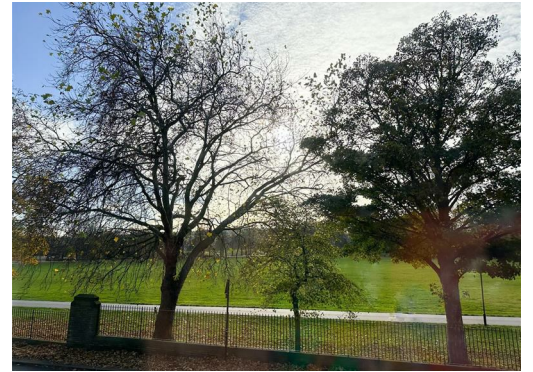
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.









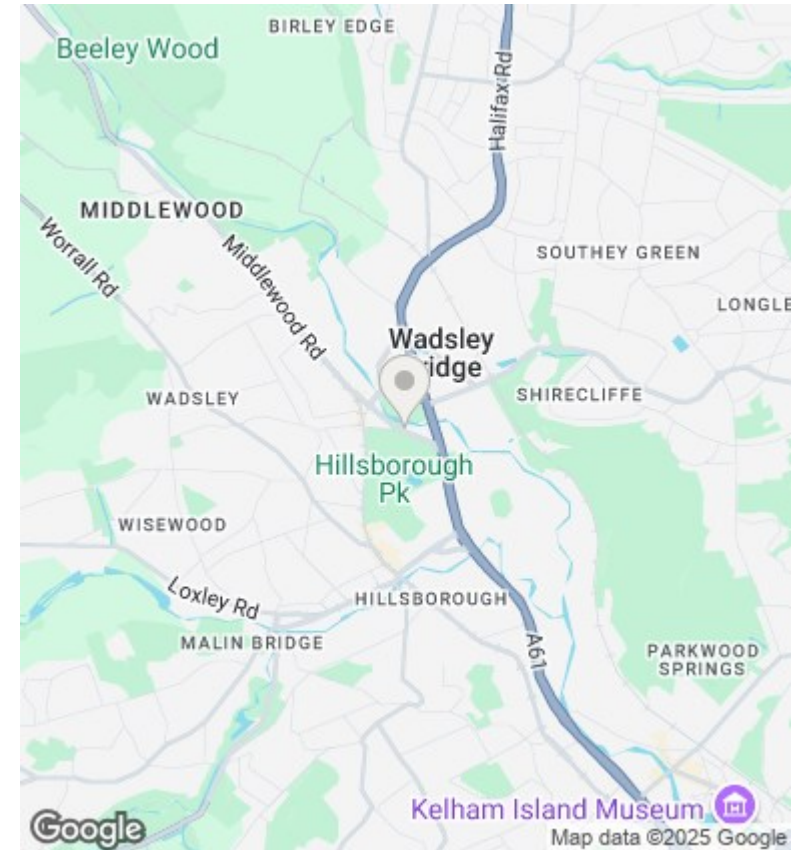
## Directions

## 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>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</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 