



May Road, Hillsborough, S6

Asking Price £250,000

- SUPERB THREE BEDROOM PROPERTY
- SPACIOUS ROOMS THROUGHOUT
- COUNCIL TAX BAND A - £1,516.00
- STYLISHLY PRESENTED FROM TOP TO BOTTOM
- ON ROAD PARKING
- GOOD SIZED REAR GARDEN
- NEW ROOF
- CLOSE TO LOCAL TRANSPORT LINKS
- LEASEHOLD - 675 YEARS REMAINING

May Road, Hillsborough, S6

**** NO CHAIN ** BEAUTIFUL THREE BEDROOM MID TERRACED PROPERTY **** A viewing is essential to appreciate this fantastic property. With the current vendors having fully stripped back and fully renovated this amazing family home throughout. Situated in the ever popular S6 postcode, close to excellent local amenities and transport links. Having many outstanding features, the property briefly comprises of; Entrance hallway; Lounge; Dining kitchen; Utility room; Downstairs WC; Cellar; Stairs to first floor; Two double bedroom; Family bath and shower room; Landing and stairs to second floor; Dual aspect attic bedroom three; Front and rear gardens;



Council Tax Band: A



ENTRANCE HALLWAY

Having steps to the front of the property, with a path to the entrance door, opening to the welcoming hallway, with; Wood effect laminate flooring; Central heating radiator; Ceiling light point; Stairs rising to the first floor; Glazed internal doors open to the kitchen dining room and one to the lounge;

LOUNGE

Stylishly presented in clean crisp lines, this relaxing space has; Decorative fireplace recess; Carpet flooring; Central heating radiator; Ceiling light point; uPVC double glazed window to the front elevation;

DINING KITCHEN

The hub of the home does not disappoint, comprising of; A great range of grey matt wall and base units; Marble effect worktops and returns; Complimentary central dining island, with storage beneath; Belfast sink with mixer tap; Set beneath an uPVC double glazed window to the rear garden elevation; Integrated oven, four ring induction hob and a fridge freezer; Vertical central heating radiator; Recessed ceiling spotlights; Solid door to cellar; Open access to utility area and wc;

CELLAR

Fully usable space with power and lighting;

UTILITY AREA

A great laundry space with; Marble effect worktop with space and plumbing for a washing machine beneath; A range of floor to ceiling storage cupboards; Recessed ceiling spotlights; uPVC double glazed window to the side elevation; Obscure glazed uPVC entrance door to the rear garden; Solid door to wc;

DOWNSTAIRS WC

With; WC; Slimline vanity unit with wash basin; Wood effect laminate flooring; Central heating radiator; Recessed ceiling spotlight; Extractor fan;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

An elegantly presented primary bedroom with; Carpet flooring; Ceiling light point; Central heating radiator; uPVC double glazed window to the front elevation;

BEDROOM TWO

This good size second bedroom is currently utilised as a dressing room, having; Wood effect laminate flooring; Ceiling light point; Central heating radiator; uPVC double glazed window to the rear elevation;

FAMILY BATH AND SHOWER ROOM

Truly a space to relax, this amazing area consists of; Freestanding bath with floor mounted black stand tap with hand held shower attachment; The bath is set beneath an obscure double glazed window to the rear elevation; Spacious corner shower enclosure, with wall mounted shower; Tiled walls to the shower area, with the remaining walls being painted; WC; Vanity storage unit with wide wash basin; Extractor fan; Vinyl flooring; Recessed ceiling spotlights; Vertical heated towel rail;

LANDING AND STAIRS

With carpeted stairs to the first and second floors. The landing, having; Solid doors to bedrooms one and two, and the family bathroom; Ceiling light point; Open access to a further staircase rising to the attic area;

ATTIC BEDROOM THREE

This lovely bedroom at the top of the house has; Recently fitted eave storage to two sides; Dual aspect Velux windows to the front and rear elevations; Wood effect laminate flooring; Central heating radiator; Ceiling light point; Carpet stairs; Solid balustrade;

FRONT APPROACH

Having; Steps and path leading on to the front entrance door; Elevated monochrome

pebble bed, interspersed with planting; An iron gated passageway leads through to the rear garden;

REAR GARDEN

Having; Paving to the front of the house; Lawn with a raised deck seating area to the foot of the garden; Planting; Wall and fence borders; Outside water supply;

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.

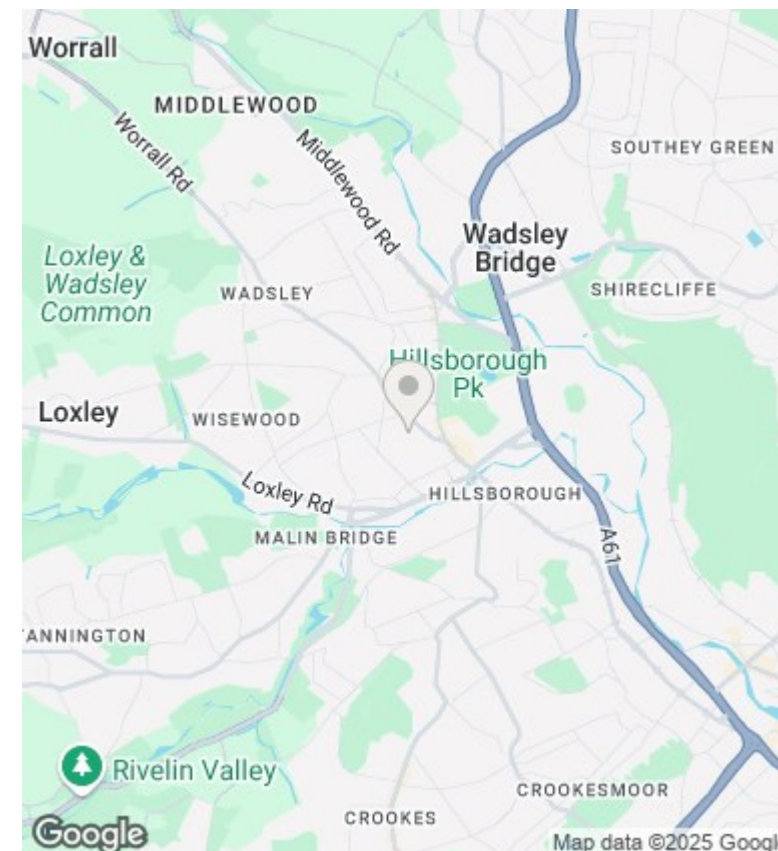
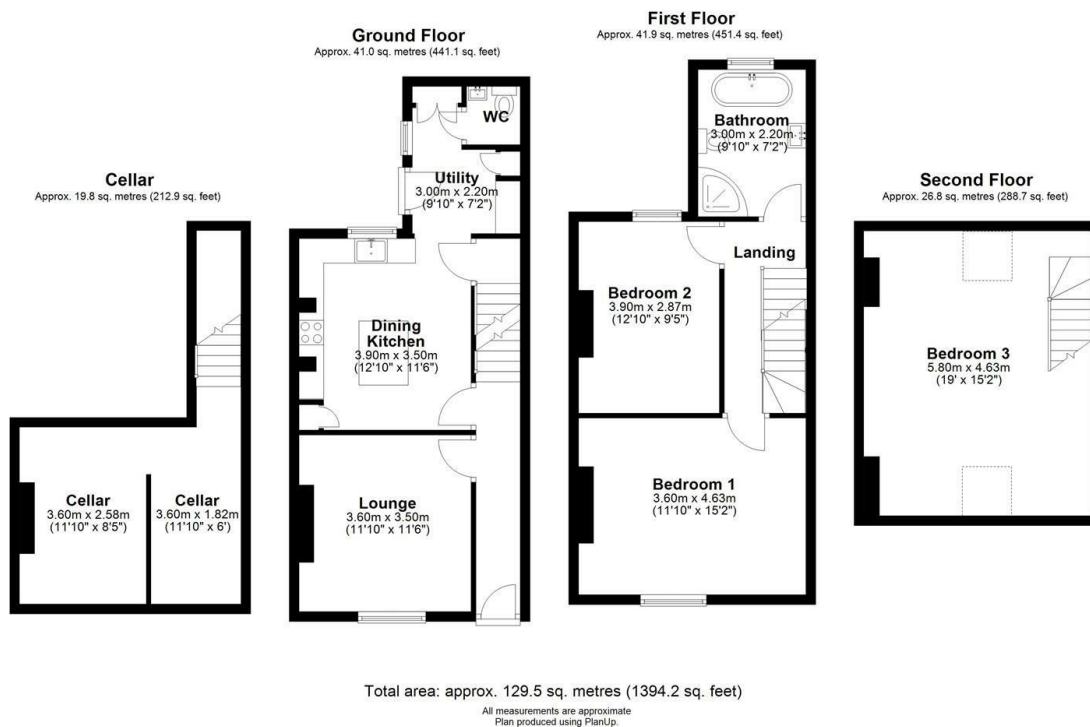
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		