



Bickerton Road, Hillsborough, S6

Asking Price £200,000

- THREE-BEDROOM CORNER TERRACE
- POPULAR S6 LOCATION
- CELLAR PROVIDING USEFUL ADDITIONAL STORAGE
- SPACIOUS AND VERSATILE ACCOMMODATION
- TWO DOUBLE BEDROOMS PLUS SPACIOUS ATTIC BEDROOM
- LOW-MAINTENANCE REAR GARDEN WITH RAISED SEATING AREA
- LARGE GATED DRIVE WITH PARKING FOR SEVERAL VEHICLES
- MODERN KITCHEN & CONTEMPORARY FAMILY BATHROOM
- COUNCIL TAX BAND A - £1670.22 PER ANNUM - LEASEHOLD

Bickerton Road, Hillsborough, S6

THREE-BEDROOM CORNER TERRACE | LARGE GATED DRIVE | PARKING FOR SEVERAL VEHICLES | POPULAR S6 LOCATION | CLOSE TO HILLSBOROUGH PARK

A generously proportioned three-bedroom corner terrace, ideally positioned in the ever-popular S6 area, close to excellent local amenities, transport links and just a short walk from Hillsborough Park. The property offers spacious and versatile accommodation arranged over three floors, including a welcoming lounge with feature fireplace, separate dining room/snug with open access to the off-shot kitchen, useful cellar, two good-sized double bedrooms and family bathroom to the first floor, with a solid door and staircase leading to the attic double bedroom three. Outside, the property benefits from a sizeable gated driveway, accessed from the side road, providing secure off-road parking for several vehicles. The rear garden is predominantly paved with steps leading to a raised-level seating area, creating a great space for outdoor seating and entertaining. Viewing is highly recommended.



Council Tax Band: A



ENTRANCE TO INNER LOBBY

Side door access is provided via a UPVC door opening into the inner lobby, featuring wood-effect laminate flooring, stairs rising to the first floor and glazed internal doors providing access to both the lounge and dining room.

LOUNGE

Lounge having a feature fireplace, ceiling light point set within a decorative ceiling rose, coving, central heating radiator, carpet flooring and a UPVC double-glazed window overlooking the front elevation.

DINING ROOM/ SNUG

Having wood-effect laminate flooring, central heating radiator and ceiling light point, with UPVC double-glazed patio doors providing direct access onto the rear garden. A door gives access to the cellar, which offers useful additional space with power and lighting. Open doorway leading through to the off-shot kitchen.

KITCHEN

A modern kitchen fitted with a stylish range of matt beige wall, base and drawer units, incorporating open wine storage, complemented by wood-effect worktops and brickwork-style tiled splashbacks. Stainless steel sink and drainer with mixer tap, integrated oven, four-ring gas hob and black extractor hood over. Space and plumbing for washing machine. Two UPVC double-glazed windows provide plenty of natural light, one overlooking the side and one the rear elevation, together with a ceiling light point.

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

The Primary bedroom is a generously proportioned double bedroom, featuring an excellent range of floor-to-ceiling sliding-door wardrobes providing extensive storage to one wall. Further benefits include a central heating radiator, ceiling light point, carpet flooring and a UPVC double-glazed window overlooking the front elevation.

BEDROOM TWO

Bedroom two is a good-sized double bedroom, having a UPVC double-glazed window overlooking the rear elevation, carpet flooring, central heating radiator and ceiling light point.

FAMILY BATHROOM

The family bathroom is a lovely light and contemporary suite, comprising a panelled bath with wall-mounted shower incorporating both rainhead and handheld attachments, complemented by a glazed side screen. White gloss vanity unit housing the WC and wash basin, vertical heated towel rail, white marble-effect wall panelling, recessed ceiling spotlights and vinyl tile-effect flooring. UPVC obscure double-glazed window to the rear elevation.

LANDING & STAIRS

First floor landing with carpeted stairs rising from the ground floor, spindle balustrade, coving and ceiling light point. Useful double-door storage cupboard housing the wall-mounted boiler, together with a solid door providing access to the staircase leading to the attic bedroom.

ATTIC BEDROOM THREE

Attic bedroom three is a spacious and versatile double bedroom, benefitting from excellent head height, carpet flooring, central heating radiator and ceiling light point. UPVC double-glazed window to the front elevation, together with a low-level door providing access to useful eaves storage.

GATED DRIVE

Accessed from the side road, a substantial gated driveway is situated at the bottom of the garden, providing excellent off-road parking for several vehicles. A further secure gate provides access between the driveway and the rear garden.

REAR GARDEN

Rear garden having paved seating and entertaining space extending from the

property, with a step leading up to a raised area featuring low-maintenance artificial turf and further paved seating. Enclosed by a combination of fenced and walled boundaries, with the added benefits of an outside water supply and external lighting.

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.

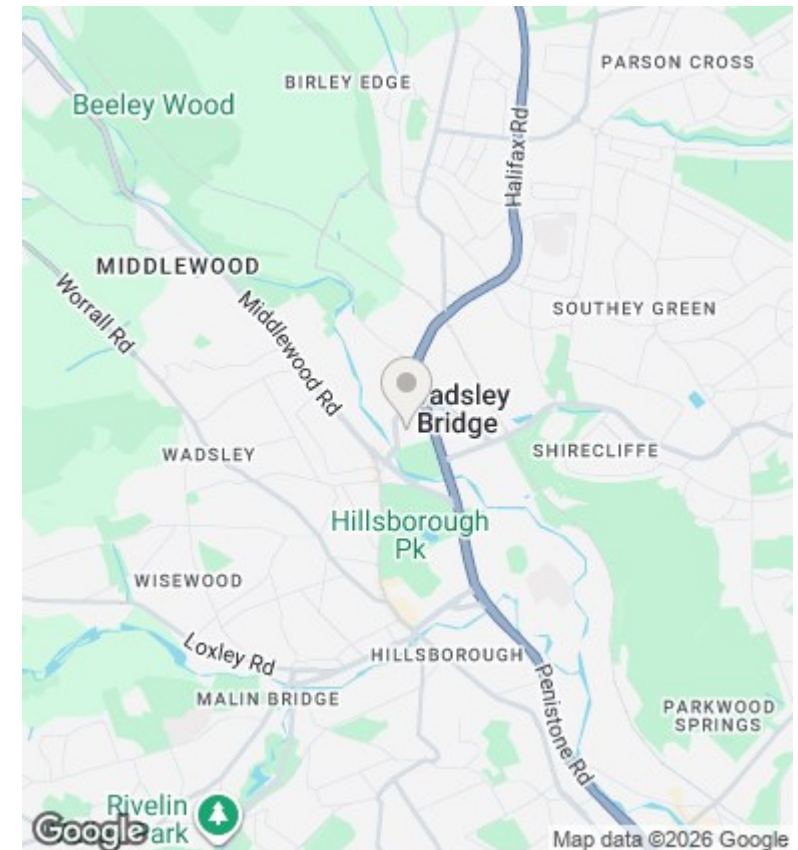
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.

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