



61 Far Lane, Hillsborough, Sheffield, S6 4FE  
Price guide £200,000 to £210,000

## 61 Far Lane

Hillsborough

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PRICE GUIDE £200,000-£210,000 \*FREEHOLD\* NO CHAIN\* Situated in this elevated position and enjoying a generous plot is this delightful three bedroom semi-detached home ideal for a family. Benefiting from new front and rear composite doors, uPVC double glazing, gas central heating as well as a modern kitchen and bathroom. In brief, the living accommodation comprises: entrance hall and downstairs WC. Dining room. Lounge with attractive fireplace and double doors opening onto the rear garden filling the room with natural light. The kitchen has a modern range of wall, base and drawer units, integrated oven, four ring hob and extractor, space and plumbing for a washing machine, side entrance door opening into the porch. First floor: excellent master bedroom. Double bedroom two benefiting from fitted cupboards. Single bedroom three. Modern shower room and separate WC.

- SOUTH FACING REAR GARDEN
- VIEWING RECOMMENDED
- THREE BEDROOMS
- GARDENS TO BOTH FRONT AND REAR
- MODERN KITCHEN AND BATHROOM





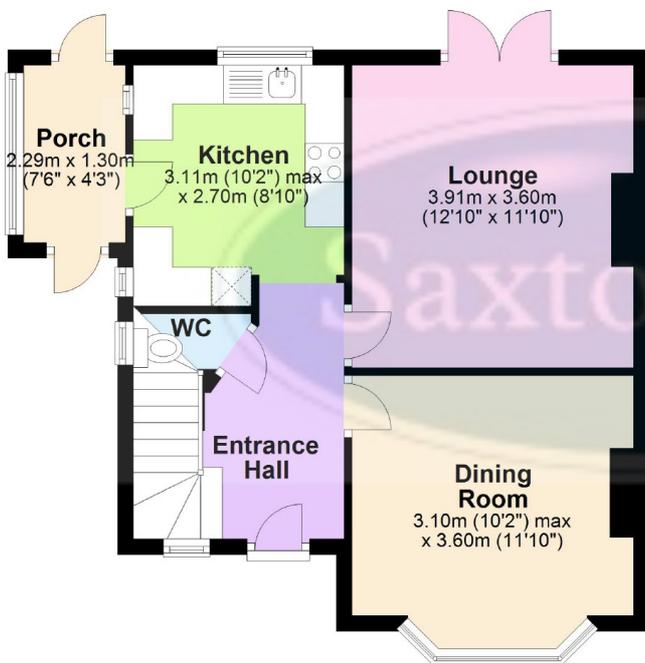
Outside: A good size front garden sets the property well back from the road, a path leads to the rear and the entrance door. A good size, delightful, south facing rear garden mainly laid to lawn with a patio and an abundance of plants and shrubs.

Situated in this popular residential area with the excellent amenities in Hillsborough close by including local shops, hairdressers, beauty salons, florists, butchers etc. Hillsborough Park and Leisure Centre. Supertram and good public transport links. Middlewood shops a stone throw away. Tesco Express. Far Lane Medical Centre.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## Ground Floor

Approx. 46.3 sq. metres (497.8 sq. feet)



## First Floor

Approx. 42.7 sq. metres (459.7 sq. feet)



Total area: approx. 89.0 sq. metres (957.6 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate.  
Plan produced using PlanUp.

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Energy Efficiency Rating	
Current	Potential
68	82

Energy Efficiency Rating scale (A-G):

- A: 92-100 (Very energy efficient - lower running costs)
- B: 81-91
- C: 69-80
- D: 55-64
- E: 49-54
- F: 39-48
- G: 1-38 (Not energy efficient - higher running costs)

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
64	79

Environmental Impact (CO<sub>2</sub>) Rating scale (A-G):

- A: 10-49 (Very environmentally friendly - lower CO<sub>2</sub> emissions)
- B: 50-79
- C: 80-109
- D: 110-149
- E: 150-199
- F: 200-249
- G: 250-300 (Not environmentally friendly - higher CO<sub>2</sub> emissions)

EU Directive 2002/91/EC