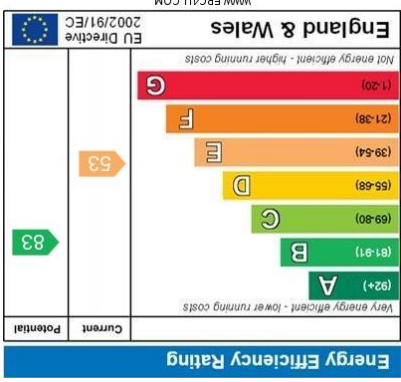
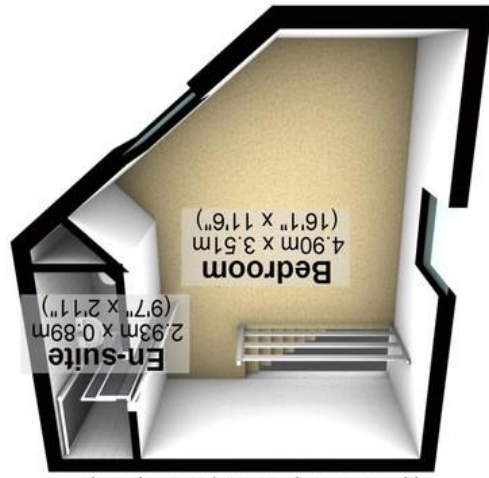


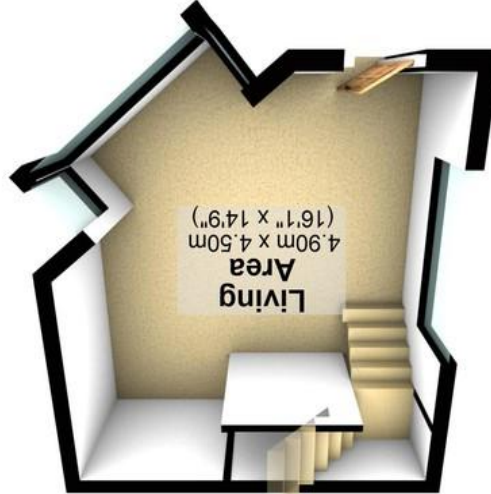
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



Total area: approx. 57.8 sq. metres (622.3 sq. feet)  
All measurements are approximate  
Plan produced using PlanJP.



**First Floor**  
Approx. 19.1 sq. metres (205.8 sq. feet)

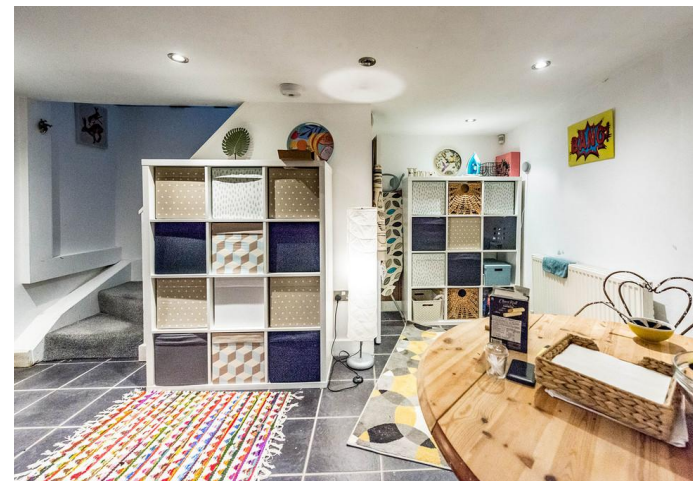


**Ground Floor**  
Approx. 21.1 sq. metres (227.0 sq. feet)



**Basement**  
Approx. 17.6 sq. metres (189.5 sq. feet)





30 Pinner Road | Hinters Bar | Sheffield | S11 8UH Property Tenure: Leasehold

An incredibly rare opportunity has arisen to purchase this super quirky and individually designed one double bed roomed, bay windowed terraced property. With accommodation spanning over three floors that offer a light, spacious and contemporary feel, number 30 will be incredibly popular with the professional couple, first time buyer and those looking to invest in equal measures. Its easy to say that viewing is absolutely essential to do full justice to this property. Perfectly placed on this well sought after residential road within a short stroll oh Sharrow Vale with its array of independent cafes, eateries, shops, Dyson place, Endcliffe park is also on hand as is central Sheffield, universities, hospitals and of course The Peak District is right next door.



**PROPERTY FEATURES**

- INDIVIDUAL DESIGNED ONE BEDROOMED TERRACED
- ACCOMMODATION ACROSS THREE FLOORS
- WELL PRESENTED AND PROPORTIONED THROUGHOUT
- NO ONWARD CHAIN AND VACANT ON COMPLETION
- HEART OF ULTRA POPULAR HUNTERS BAR
- SHORT STROLL TO SHARROW VALE
- PERFECT FOR THE FIRST TIME BUYER PROFESSIONAL COUPLE OR INVESTOR
- VIEWING ESSENTIAL TO DO FULL JUSTICE
- PEAK DISTRICT UP THE ROAD

**GUIDE PRICE £160,000**

