

# Saxton Mee



Thoresby Road Sheffield S6 2PG  
Offers Around £180,000



# Thoresby Road

Sheffield S6 2PG

Offers Around £180,000

**\*\* CHAIN FREE \*\*** Situated on this quiet no-through road in this popular location is this three bedroom terrace property which enjoys a private garden to the rear and benefits from a double off-shot to the rear and gas central heating. The property is in need of renovation and offers exciting potential for a buyer looking to cosmetically improve to their own personal taste. The property is close to excellent amenities and good transport links.

In brief, the living accommodation comprises: enter through a front door into the bay windowed lounge with a feature fireplace. A door then opens into the inner lobby with access into the dining room which has a door leading to the cellar head with steps descending to the cellar. From the dining room, a door opens to the off-shot kitchen which has fitted units, a wall hung gas combination boiler and a rear entrance door.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. Double bedroom one is to the front aspect and has a bay window. Bedroom two is a small double to the rear aspect. The off-shot bathroom has a white suite and is partially tiled.

From the landing area, stairs lead to an attic bedroom which has a Velux window to the rear aspect.

- CHAIN FREE
- IN NEED OF RENOVATING
- QUIET NO THROUGH ROAD
- PRIVATE GARDEN TO REAR
- POPULAR LOCATION
- CLOSE TO EXCELLENT AMENITIES
- GOOD TRANSPORT LINKS
- GAS CENTRAL HEATING
- DOUBLE OFF SHOT TO REAR
- EXCITING POTENTIAL





## OUTSIDE

The rear garden is private with no through access for neighbouring properties and has a south facing, lawn area.

## LOCATION

The property is located in this popular residential area of Lower Walkley with good regular public transport including close proximity to Supertram links. Local amenities include walking distance to Morrisons, Hillsborough Leisure Centre, Hillsborough Park. Easy access to the city centre along with country walks close by at Rivelin.

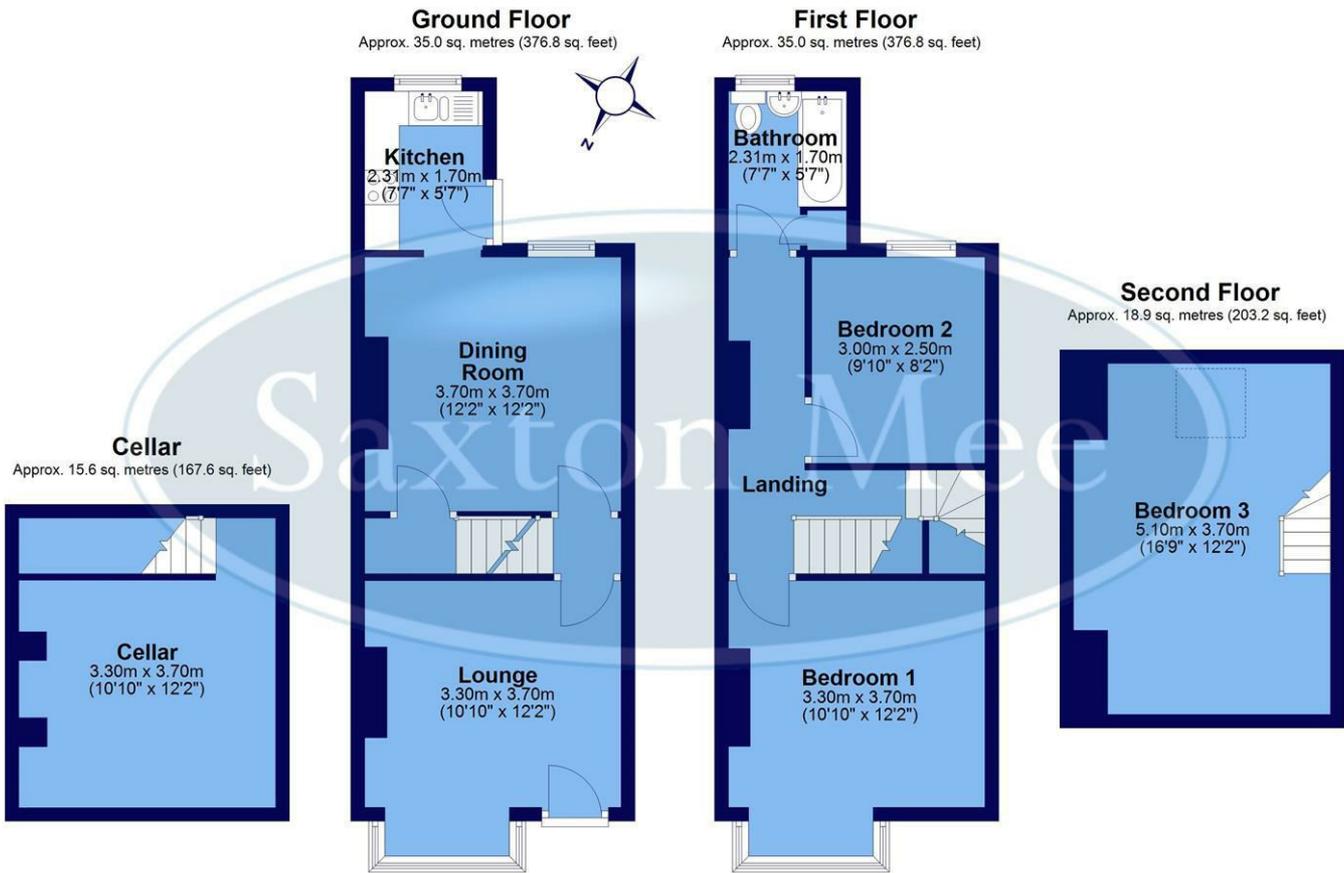
## MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 29th September 1890.  
The property is currently Council Tax Band A.

## VALUER

Chris Spooner ANAEA

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.



Total area: approx. 104.5 sq. metres (1124.5 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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**Hillsborough**  
**Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
		62	71
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
	B		
	C		
	D		
	E		
	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions	G		
England & Wales		EU Directive 2002/91/EC	