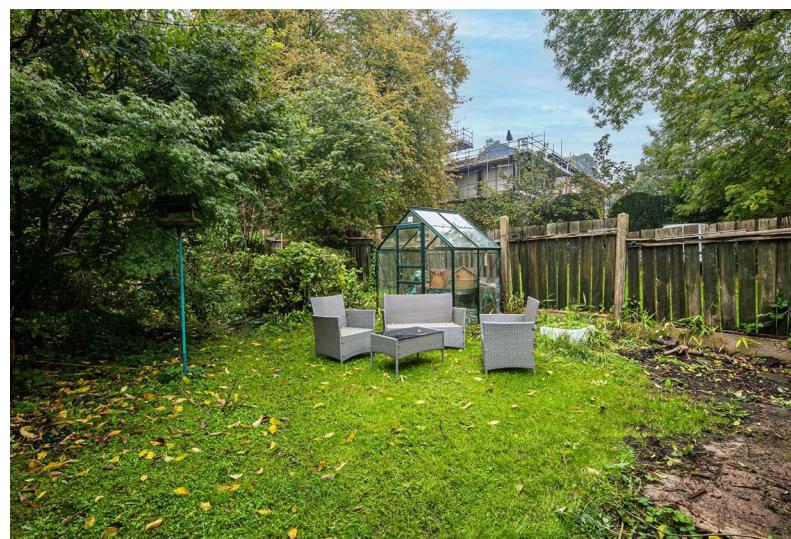


Saxton Mee



Victoria Villas Upperthorpe Sheffield S6 3ND
Guide Price £320,000

St Luke's
Sheffield's Hospice

Victoria Villas

Sheffield S6 3ND

Guide Price £320,000

GUIDE PRICE £320,000-£330,000 ** FREEHOLD ** SOUTH FACING GARDEN **

Sitting in catchment for Tapton Secondary School is this charming and characterful three bedroom Victorian semi-detached property located in this little known position, tucked away just off Upperthorpe in Sheffield S6. The property boasts many period features and enjoys a large south facing front garden and an easily maintained rear garden. Benefiting from a garage, driveway, outbuildings which are prime for conversion, uPVC double glazing and gas fired central heating the spacious living accommodation briefly comprises: feature entrance porch and front door which opens into the hallway. Access into the lounge and dining room. The lounge to the front has a large bay window filling the room with natural light, while the focal point of the room is the wood burner set in the feature fireplace. Attractive flooring continues into the dining room with a rear uPVC door opening onto the garden and access into the cellar and off-shot kitchen. The kitchen has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the five ring hob with extractor above. Integrated appliances include electric over, there is plumbing for a washing machine and space for a fridge freezer. The cellar head has a good size larder area and steps leading down to the cellar which has two compartments, offering excellent storage. From the dining room, a staircase rises to the first floor landing with access into the two bedrooms and the main bathroom. Both bedrooms are good size doubles. The bathroom has three piece suite including a corner bath with overhead shower, WC and wash basin in addition there is a large cupboard. A further staircase rises to the second floor and the master bedroom. This bright and airy room benefits from two large cupboards providing ample storage.

- VIEWING IS A MUST!
- SPACIOUS FAMILY HOME
- GARDENS TO BOTH THE FRONT & REAR
- DETACHED GARAGE & DRIVEWAY
- THREE DOUBLE BEDROOMS
- OUTBUILDINGS PRIME FOR CONVERSION





OUTSIDE

Accessed from Upperthorpe via a private road. To the front is a south facing garden which is mainly laid to lawn along-with a patio and greenhouse. Garage and driveway. To the rear is an easily maintained courtyard with outside lights and water tap. There is a tool outhouse and further large outhouse with power and WC. There is potential for to convert these including an office, gym, summerhouse or playroom.

LOCATION

Located in the vibrant and bustling community of Sheffield 6 within easy access to all the amenities in Kelham Island, Upperthorpe, Crookes, Walkley and Hillsborough. Excellent public transport links. Easy commute into the city centre and ideally placed for access to the teaching hospitals and universities. Near to Weston Park Museum, Ponderosa Park along-with Upperthorpe Library and Gym/ Swimming Pool which are within walking distance.

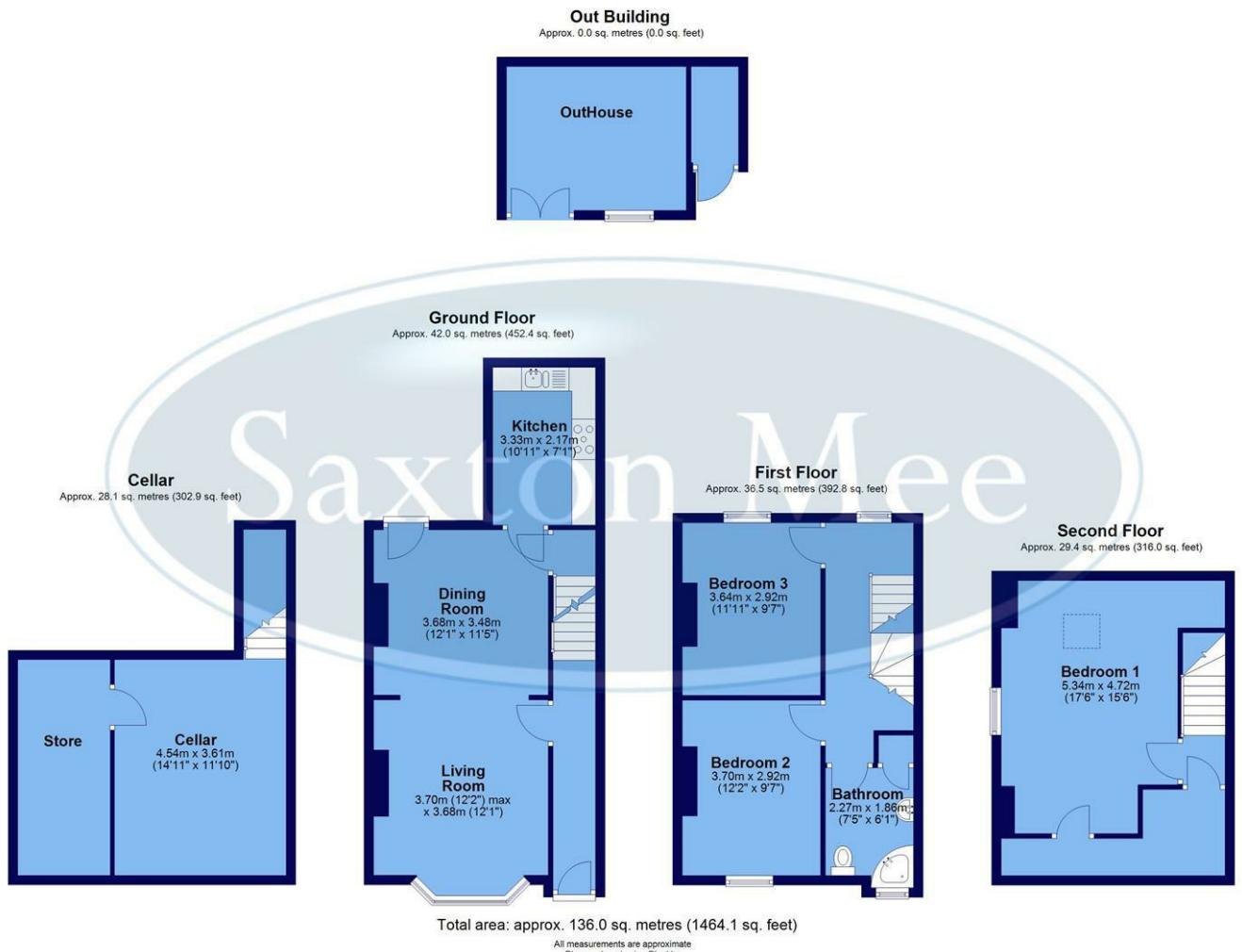
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

VALUER

Victoria Parkin

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.



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st luke's
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A2 plus) A	82
(B1-B1) B	49
(B2-B3) C	
(D5-D6) D	
(E9-E10) E	
(F11-F12) F	
(G13-G14) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (A2 plus) A	82
(B1-B1) B	49
(B2-B3) C	
(D5-D6) D	
(E9-E10) E	
(F11-F12) F	
(G13-G14) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC