



Daniel Hill Upperthorpe Sheffield S6 3JF
Offers Around £130,000

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GUIDE PRICE £130,000-£140,000 ** CASH BUYERS ONLY ** In need of a full renovation is this three bedroom end terrace which offers exciting potential to be a spacious home.

In brief the living accommodation briefly comprises: enter through a front door into the retail unit/front room with a door opening into an inner lobby with access into reception room one/lounge with a bay window and entrance door and reception room two/dining room with a rear entrance door. An open doorway flows into the kitchen. From reception room two is access to the cellar providing useful storage.

From the inner lobby, a staircase rises to the first floor landing which has access to three bedrooms and the bathroom. Bedroom three has an under stair storage cupboard and a further staircase which rises to the second floor with two attic rooms.

- VIEWING ADVISED
- IN NEED OF FULL RENOVATION
- CASH BUYERS ONLY
- EXCITING POTENTIAL
- THREE BEDROOM END TERRACE
- TWO RECEPTION ROOMS & RETAIL SPACE
- SOUTH AFTER LOCATION
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & CENTRAL HOSPITALS





OUTSIDE

A garden to the front. To the rear is a small garden area.

LOCATION

Easy access to Crookes, Broomhill, Hillsborough, and is in the right area to get quickly to the various hospitals and the main university campuses. With a local Asda supermarket on nearby South Road, some great local independent shops at Walkley and Crookesmoor, and being situated on a good bus route, there are some excellent local amenities. It's also a convenient position for access to the M1 motorway network and the glorious outdoor space of the Peak District.

VALUER

Greg Ashmore MNAEA

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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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	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	