



Upperthorpe Sheffield S6 3ND
Offers Around £325,000

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Sitting in catchment for Tapton Secondary School is this charming and characterful three double bedroom, two bathroom Victorian semi-detached property located in this little known position, tucked away just off Upperthorpe in Sheffield S6. The property boasts period features and benefits from impressive sized gardens, off road parking and gas central heating.

Neutrally decorated throughout, the spacious living accommodation briefly comprises: enter through a front door into the entrance hall which has access into the lounge and the kitchen/diner. The lounge has a lovely bay window allowing lots of natural light, picture rail and coving to the ceiling, while the focal point is the cast iron fireplace. The kitchen has a range of units with a contrasting worktop which incorporates the butler sink. There is space for a range cooker with extractor above, cast iron radiator and a stripped wood floor. Access into a useful utility room which houses the gas boiler, has housing and plumbing for a washing machine and tumble dryer and space for a fridge freezer. There is an entrance door which opens to the rear garden, access to the cellar head with steps descending to two cellar compartments and access into a downstairs shower room with WC and wash basin.

From the entrance hall, 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 feature fireplace and a fitted wash basin. Double bedroom two is to the rear aspect and has a stripped wood floor and a fitted wash basin. The bathroom is partially tiled and has a chrome towel radiator, a wood floor and a three piece suite including bath with shower attachment, WC and wash basin.

A further staircase rises to the second floor and attic bedroom three which has two Velux windows, eaves storage and a fitted cupboard.

- THREE DOUBLE BEDROOM SEMI DETACHED PROPERTY
- DOWNSTAIRS SHOWER ROOM & THREE PIECE SUITE BATHROOM
- LOUNGE WITH BAY WINDOW
- KITCHEN/DINER
- CELLAR
- UTILITY ROOM
- IMPRESSIVE SIZED GARDENS
- PERIOD FEATURE
- OFF-ROAD PARKING
- VIEWING IS A MUST!





OUTSIDE

There are gardens to the front, side and rear, a pizza oven and outbuilding.

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.

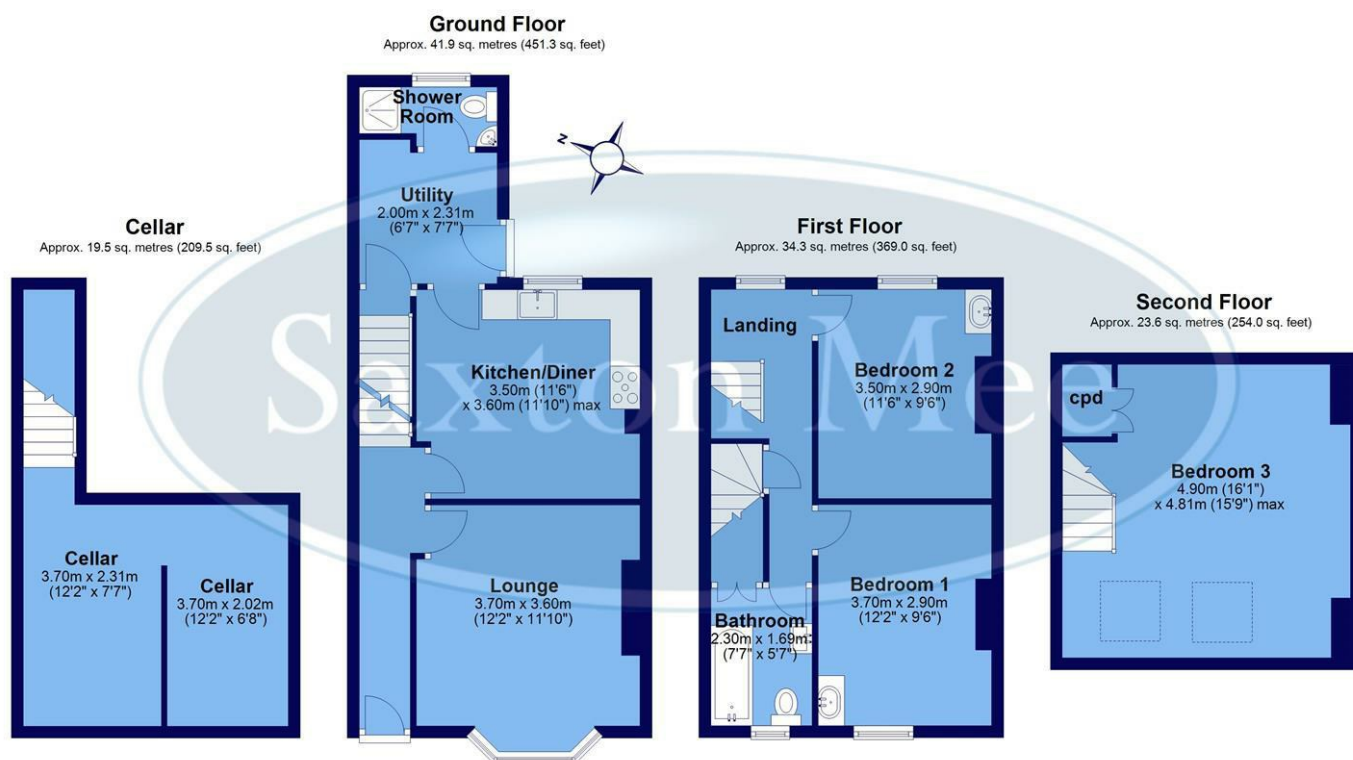
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

VALUER

Chris Spooner

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. 119.3 sq. metres (1283.8 sq. feet)

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

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