



Upperthorpe Sheffield S6 3ND
Offers In The Region Of £300,000

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**** A MUST SEE! ** FREEHOLD ** NO CHAIN **** Are you looking for a family home with the WOW factor? Look no further than this charming, characterful three bedroom Victorian semi-detached home located in this little known position, tucked away just off Upperthorpe in Sheffield S6. The property boasts many period features and benefits from traditional hard wood single glazed windows and gas fired central heating throughout. The expansive accommodation, set out over four floors, comprises: Entrance hallway with feature Victorian archway and coving. To the front can be found a spacious lounge with traditional open fire, stylish cast iron radiator and large bay window. Separate dining room with a feature fireplace leading into the off shot kitchen with high level, solid oak worktops with storage beneath. Space for a cooker, fridge/freezer and washing machine. A electric operated skylight floods the kitchen with natural light. To the lower ground floor is a cinema room with space for a sofa, projector, power and light. First floor: Two double bedrooms, both having period fireplaces adding to the character and charm throughout. A tasteful bathroom suite comprises of enamel roll top bath, wash basin and vanity unit and a low level W.C. Second floor: Large attic bedroom three with extensive storage to the eaves.

- THREE DOUBLE BEDROOMS
- RETAINING MANY PERIOD FEATURES
- OFF ROAD PARKING
- QUIET BACKWATER LOCATION
- EASY ACCESS TO THE CITY
- REPUTABLE LOCAL SCHOOLS





OUTSIDE

Accessed from Upperthorpe via a private road, the property has a gated driveway for two vehicles to the front and a planted area to the side with access leading into the rear garden. To the rear is a fully enclosed, private garden with decked seating area, lawn, water feature, space for a hot tub and brick built store. The garden enjoys mature planting around the edges including established Bamboo plants.

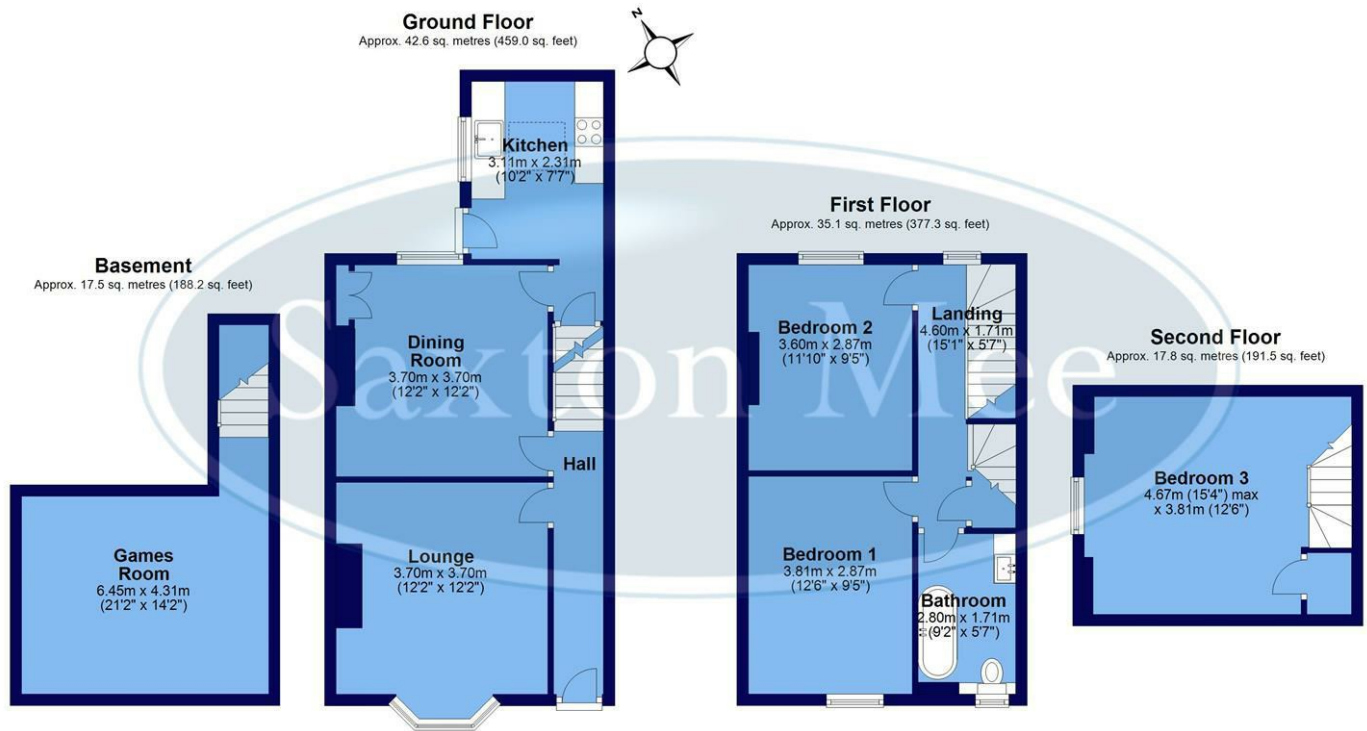
LOCATION

Located in the vibrant and bustling community of Sheffield 6. The property is within easy reach of excellent local amenities on South Road including the ASDA superstore, independent delicatessen and bakery, micro-pub, dentist, GP practice and many other local shops/amenities. Excellent public transport links. Easy commute into the city centre and ideally placed for access to the teaching hospitals and universities.

VALUER

Lewis T. Hughes 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.



Total area: approx. 113.0 sq. metres (1216.0 sq. feet)

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Hillsborough
Stocksbridge

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462 Manchester Road, Sheffield S36 2DU

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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		55	84
EU Directive 2002/91/EC			

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		46	80
EU Directive 2002/91/EC			