

# Saxton Mee



Middlewood Road Hillsborough Sheffield S6 1TJ  
Guide Price £165,000



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Sheffield S6 1TJ

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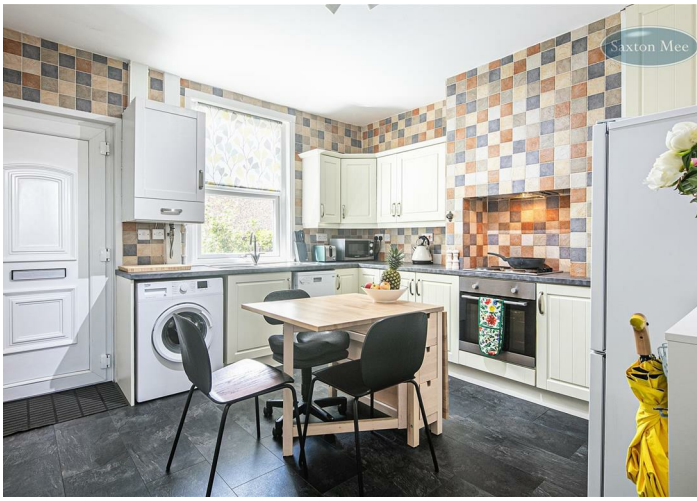
GUIDE PRICE £165,000-£175,000 Benefiting from a detached garage is this well presented two bedroom end terrace property which enjoys a south-west facing rear garden and has double glazing and gas central heating. With the tram stop on the door step that makes commuting to central Sheffield as easy as possible and well positioned within easy reach of numerous local amenities within Hillsborough and close to the open countryside.

Tastefully decorated in neutral tones, the living accommodation briefly comprises: enter via a front door into the lounge with a front facing window allowing natural light and built-in shelving to one side of the chimney breast. There is access to the cellar and the kitchen. The kitchen/diner has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. There is an integrated electric oven with a four ring hob along with space for a fridge freezer, the housed gas boiler, as well as housing and plumbing for a washing machine and dishwasher.

From the lounge, a staircase rises to the first floor landing with access to the first floor landing where you will find the two bedrooms and the bathroom. The principal double bedroom is to the front aspect. Double bedroom two is to the rear. The bathroom is fully tiled and has a white three piece suite including bath with overhead shower, WC and wash basin, complemented with a chrome towel radiator.

- PERFECT FIRST TIME BUY
- TWO DOUBLE BEDROOMS
- END TERRACE
- GARAGE/PARKING TO REAR
- LANDSCAPED GARDEN
- WELL PRESENTED THROUGHOUT
- NEUTRAL DECOR
- KITCHEN DINER
- CONVENIENT LOCATION
- CLOSE TO AMENITIES





**OUTSIDE**

There is a garden area to the front of the property. Access down the side leads to the south-west facing garden. The property has the added benefit of a detached garage.

**LOCATION**

Hillsborough Park, excellent schools, and easy access to stunning surrounding countryside and the city centre. The high street is Middlewood Road, here there is an incredible variety of shops, cafes, butchers and greengrocers alongside national brands like Boots and B&M. Hillsborough also offers a range of well established bars and Award Winning restaurants. You can also leave the car for any trips to the city centre or Meadowhall with the Supertram stops at Hillsborough Park, Hillsborough and Malin Bridge.

The residents of Hillsborough are spoilt when it comes to greenspace, Hillsborough Park has enough to entertain kids of all ages with a large playground, new Courtside sports facility with padel courts, tennis courts and cafe. A short drive away there is a fantastic array of beautiful countryside places to enjoy a walk, bike ride or a job, there is Damflask, Agden, Broomhead, More Hall and Langsett Reservoirs, Low Bradfield, Loxley Valley and Dungworth with the famous Our Cow Molly Ice Cream Parlour.

**MATERIAL INFORMATION**

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.

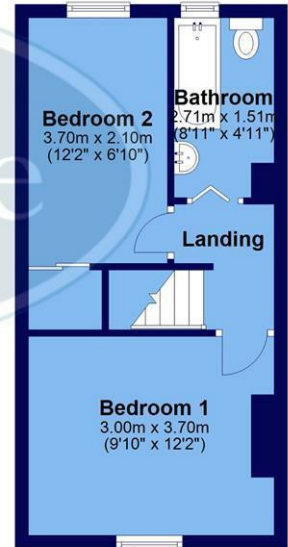
## Ground Floor

Main area: approx. 30.3 sq. metres (326.0 sq. feet)  
Plus garages, approx. 12.4 sq. metres (133.6 sq. feet)



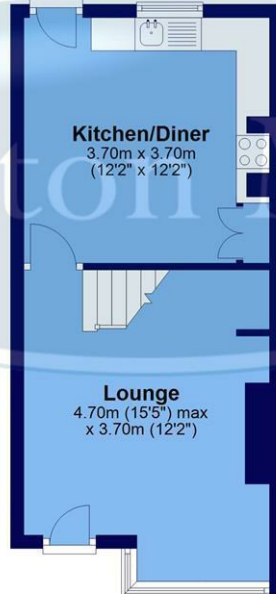
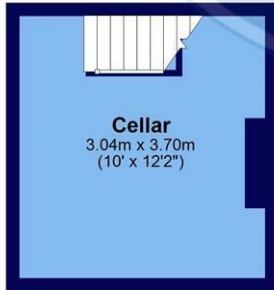
## First Floor

Approx. 28.9 sq. metres (311.0 sq. feet)



## Cellar

Approx. 14.6 sq. metres (157.4 sq. feet)



Main area: Approx. 73.8 sq. metres (794.5 sq. feet)  
Plus garages, approx. 12.4 sq. metres (133.6 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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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



| Energy Efficiency Rating  |                         | Environmental Impact (CO <sub>2</sub> ) Rating  |                         |
|---|-------------------------|---|-------------------------|
| Current   | Potential               | Current   | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b> |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b> |                         |
| (81-91) <b>B</b>  |                         | (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>  |                         | (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>  |                         | (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>  |                         | (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>  |                         | (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>   |                         | (1-20) <b>G</b>   |                         |
| Not energy efficient - higher running costs                       |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions                       |                         |
| 72  | 79                      |   |                         |
| England & Wales   | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |