

Burnell Road Hillsborough Sheffield S6 2AX
Offers Around £165,000

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**** FREEHOLD ** NO CHAIN ** NO THIRD PARTY ACCESS OVER THE REAR **** Situated on this popular residential road is this three bedroom end terrace which has a rear garden with no third party access and benefits from uPVC double glazing and gas central heating. Located in the residential area of Hillsborough with excellent amenities, Hillsborough Park, Leisure Centre and Library and regular public transport including the Supertram.

Set over four levels (including the cellar), the neutrally decorated living accommodation briefly comprises front composite door which opens into the lounge with a front window and electric fire and the original coving. A door then opens into the dining room with access to the cellar and kitchen. Steps descend to the cellar which offers useful storage. The kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven and a four ring hob with extractor above along with housing and plumbing for a washing machine and fridge. Rear entrance door.

From the dining room, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. Double bedroom one is to the front aspect with space for furniture. Bedroom two is a small single and to the rear aspect. The bathroom has a three piece suite including bath with electric shower, WC and wash basin.

A further staircase rises to the second floor and attic bedroom three which has a Velux window.

- EXCITING OPPORTUNITY
- EARLY VIEWING ADVISED
- THREE BEDROOM END TERRACE
- CELLAR PROVIDING STORAGE
- LOUNGE, DINING ROOM & KITCHEN
- THREE PIECE SUITE BATHROOM
- REAR GARDEN WITH NO THIRD PARTY ACCESS
- AMENITIES, LOCAL SCHOOLS & EXCELLENT PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

A low wall encloses a front forecourt. Shared access leads to a gate which opens to the fully enclosed rear garden with no third party access which includes a patio.

LOCATION

Situated in the popular residential area of Hillsborough itself with excellent amenities including bakers, butchers, greengrocers, beauty salons, cafes, bars and takeaways. Hillsborough Park, Leisure Centre and Library. Regular public transport including the Supertram. There are also beautiful country walks on the doorstep. Easy access to Sheffield City Centre.

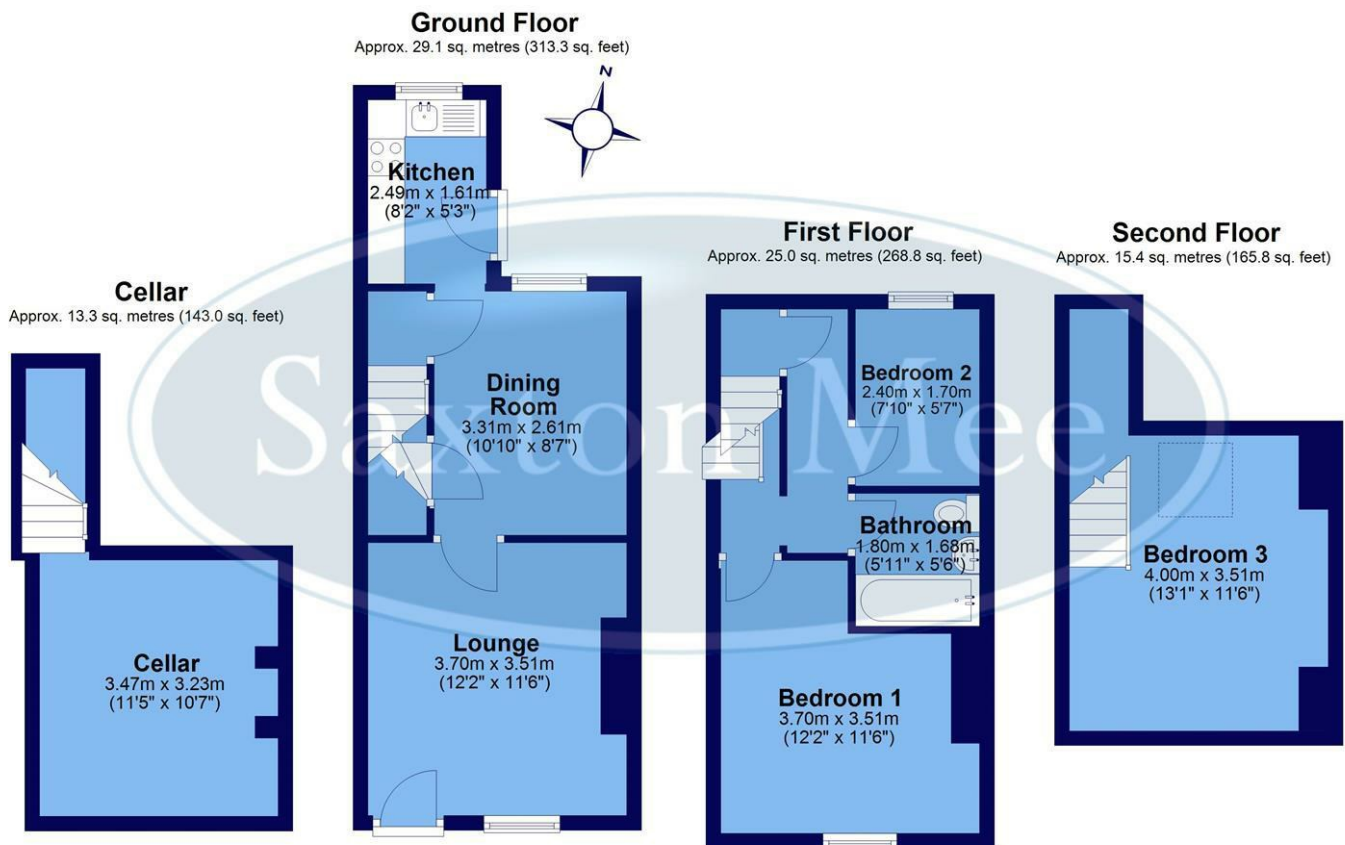
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

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.



Total area: approx. 82.8 sq. metres (890.8 sq. feet)

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

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