

Saxton Mee

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Fox Hill Road Sheffield S6 1BP
Offers Around £160,000



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**** FREEHOLD **** Offered for sale with no chain is this three bedroom terrace which enjoys an attractive outlook to the front and rear and benefits from a fully enclosed rear garden, uPVC double glazing and gas central heating. The property has been modernised by the current owner including redecorated and new carpets to the stairs and first floor. Ideally located close to excellent amenities, local schools and easy access into Hillsborough, the city centre and motorway networks.

Decorated in neutral tones, the well presented living accommodation briefly comprises: enter via a front composite door into the entrance hall with access into the open plan lounge/dining room and the kitchen. The well proportioned lounge/dining room has front and rear windows allowing lots of natural light to flow through the room and a feature fireplace, which is the focal point of the room. There is an under stair storage cupboard with fitted shelving. The kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above along with housing and plumbing for a washing machine, fridge freezer and the housed gas boiler. There are further storage cupboards and a rear uPVC entrance door.

From the entrance hall, a staircase rises to the first floor landing with access to a wardrobe with hanging rails, the loft space, the three bedrooms and the bathroom. The principal double bedroom is to the front aspect and has a fitted wardrobe. Double bedroom two is to the rear aspect. Bedroom three is to the front. The bathroom has a four piece suite including a shower enclosure, bath with shower attachment, WC and wash basin, complemented with a chrome towel radiator.

- EARLY VIEWING ADVISED
- WELL PRESENTED THREE BEDROOM TERRACE
- MODERNISED INCLUDING REDECORATED & NEW CARPETS TO THE STAIRS & FIRST FLOOR
- OPEN PLAN LOUNGE/DINING ROOM WITH FEATURE FIREPLACE
- KITCHEN
- FOUR PIECE SUITE BATHROOM
- LOVELY OUTLOOK TO THE FRONT & REAR
- FULLY ENCLOSED REAR GARDEN
- POPULAR AREA WITH AMENITIES & SCHOOLS CLOSE-BY
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS





OUTSIDE

A mature hedgerow encloses a front slate chipped area with a path and steps leading to the entrance door. To the rear is a fully enclosed garden which has a decked terrace, patio, artificial lawn, further decked area, a garden shed and an outside store.

LOCATION

With excellent shopping facilities close by including a Sainsburys and Kilner Way Retail Park. Local schools. Excellent public transport links with easy access to Sheffield City Centre.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band A.

VALUER

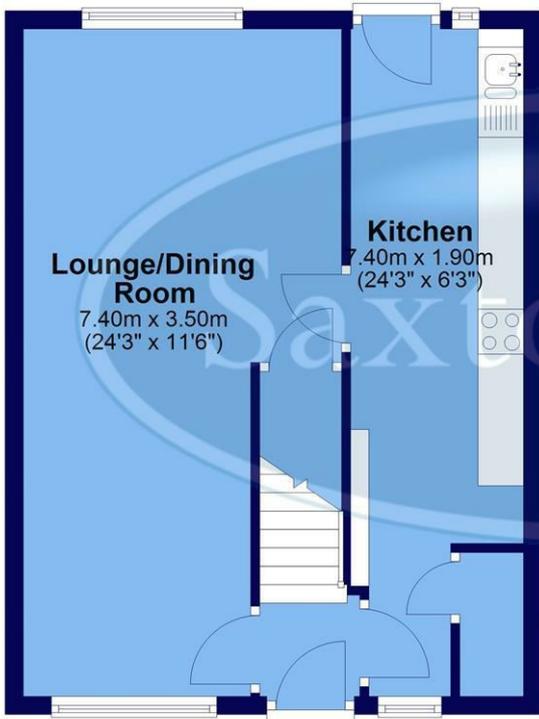
Greg Ashmore MNAEA

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.



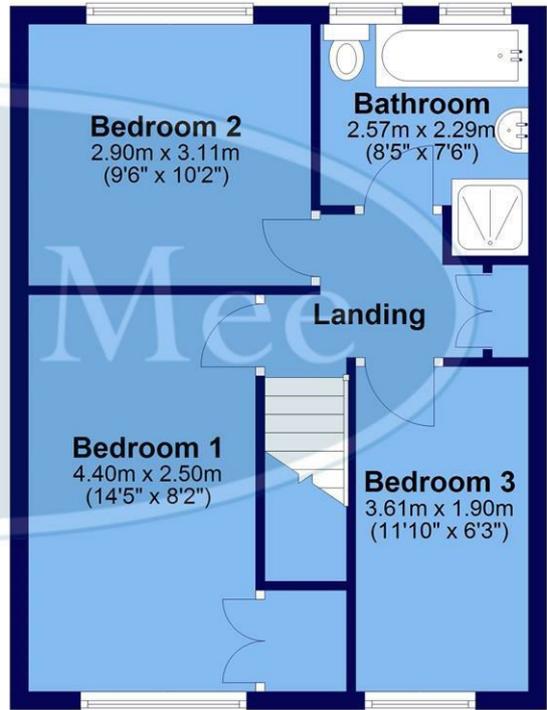
Ground Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



Total area: approx. 81.4 sq. metres (876.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs		72	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	