

# Saxton Mee



Dixon Road Hillsborough Sheffield S6 4FY  
Price Guide £150,000

## Dixon Road

Sheffield S6 4FY

Price Guide £150,000

GUIDE PRICE £150,000-£160,000 \*\* SHARED FREEHOLD \*\* Situated in the heart of Hillsborough is this two double bedroom, two bathroom apartment which benefits from open plan living, uPVC double glazing and gas central heating. Ideally located for the Supertram, excellent amenities, Hillsborough Park and leisure centre.

In brief, the living accommodation comprises a private entrance door opens into a hallway with a staircase rising to the first floor landing with access into the open plan kitchen/living area and double bedroom two. The kitchen has a range of wall, base and drawer units. A contrasting worktop incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven, fridge and freezer. There is attractive flooring and uPVC French doors open to a Juliet balcony. Access to the bathroom which has a four piece suite including shower enclosure, bath, WC and wash basin. Double bedroom two is to the front aspect.

From the first floor landing, a staircase rises to the second floor and the master bedroom suite which comes with the added advantage of a walk-in wardrobe and an en suite with shower enclosure, WC and wash basin.

- TWO DOUBLE BEDROOM APARTMENT
- OPEN PLAN LIVING WITH JULIET BALCONY
- FOUR PIECE SUITE BATHROOM
- MASTER BEDROOM SUITE WITH WALK-IN WARDROBE & EN SUITE
- LOCATED IN THE HEART OF HILLSBOROUGH
- EXCELLENT PUBLIC TRANSPORT LINKS INCLUDING SUPERTRAM
- FANTASTIC AMENITIES
- EASY ACCESS TO SHEFFIELD CITY CENTRE
- LEISURE CENTRE & PARK





## LOCATION

Situated in the centre 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

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. 74.6 sq. metres (803.0 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	Current	Potential
Very energy efficient - lower running costs		
(92-91) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	78	78
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) <b>A</b>		
(61-80) <b>B</b>		
(41-60) <b>C</b>		
(21-40) <b>D</b>		
(1-20) <b>E</b>		
(1-20) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		