

Saxton Mee

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**Victor Street Hillsborough Sheffield S6 2SA**  
**Offers Around £210,000**

**St Luke's**  
Sheffield's Hospice

# Victor Street

Sheffield S6 2SA

Offers Around £210,000

**\*\* FREEHOLD \*\* CHAIN FREE \*\*** Situated on this cul-de-sac position in the popular residential area of Hillsborough is this well presented, three bedroom terrace property which has a rear garden and benefits from uPVC double glazing, a new boiler (in 2024) and gas central heating. Enjoying all the amenities in Hillsborough including the Supertram and the bus interchange and also within easy reach of the extensive shopping facilities on South Road at Walkley with further more facilities in Crookes. Hospitals and universities close to hand.

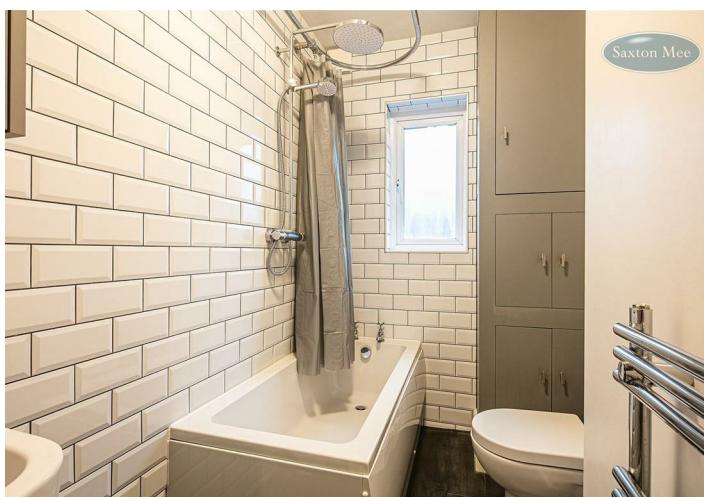
Tastefully decorated throughout, the living accommodation briefly comprises: enter through a front door into the lounge with a front facing window, ceiling coving and attractive flooring. A door then opens into the inner lobby with access into the dining room which flows into the off shot kitchen which has a new roof. The kitchen has a range of wall, base and drawer units with a contrasting worktop incorporating the sink and drainer. Integrated appliances include an electric oven, a four ring hob with extractor above along with housing and plumbing for a washing machine and space for a fridge freezer. From the dining room, access to the cellar head with steps descending to the cellar.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. Bedroom two is a good sized double with space for furniture and storage under the attic stairs. Bedroom three is to the rear aspect. The bathroom has a chrome towel radiator, storage cupboards, bath with rainfall shower and shower attachment, WC and wash basin.

A further staircase rises to the second floor and the principal bedroom which benefits from eaves storage.

- THREE BEDROOM TERRACE PROPERTY
- LOUNGE
- DINING ROOM & KITCHEN
- CELLAR
- THREE PIECE SUITE BATHROOM
- POPULAR LOCATION
- NO THROUGH ROAD
- EASY ACCESS TO AMENITIES & SCHOOLS
- EXCELLENT PUBLIC TRANSPORT LINKS INCLUDING THE SUPERTRAM NETWORK
- FREEHOLD





## OUTSIDE

To the front of the property is a forecourt which sets the property back from the road. To the rear is a low maintenance garden and access to a store room.

## LOCATION

Situated in the popular residential area of Hillsborough with a number of excellent amenities close-by including a medical centre and pharmacy, dentist, supermarkets, shops, butchers, bakers, greengrocers, hairdressers, beauty salons, coffee bars, public houses, restaurants and takeaways. Excellent regular public transport including the Supertram. Good local schools close by. Hillsborough Park, library and leisure centre, Wadsley and Loxley Commons. Easy access to Sheffield City Centre and Meadowhall, as well as to the Loxley Valley and countryside.

## MATERIAL INFORMATION

The property is Freehold and 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

Approx. 35.5 sq. metres (382.5 sq. feet)



## First Floor

Approx. 29.5 sq. metres (317.6 sq. feet)



## Second Floor

Approx. 17.0 sq. metres (182.7 sq. feet)



Total area: approx. 98.2 sq. metres (1057.1 sq. feet)

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

**Crookes  
Hillsborough  
Stocksbridge**

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[onTheMarket.com](http://onTheMarket.com)

**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A1 plus)	A
(B1-B4)	B
(C8-C9)	C
(D5-D8)	D
(E9-E4)	E
(F1-F8)	F
(G1-G8)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	86

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A1 plus)	A
(B1-B4)	B
(C8-C9)	C
(D5-D8)	D
(E9-E4)	E
(F1-F8)	F
(G1-G8)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	49