

# Saxton Mee



Minto Road Hillsborough Sheffield S6 4GJ  
Offers Around £230,000



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**\*\* NO CHAIN \*\* FREEHOLD \*\* OFF-ROAD PARKING & GARAGE \*\* SOUTH-WEST FACING REAR GARDEN \*\*** Situated in the heart of Hillsborough is this three bedroom detached property which enjoys gardens to the front and rear and benefits from off-road parking, a garage to the rear, uPVC double glazing and gas central heating. The property has been well-kept by the current owner but is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste.

The accommodation briefly comprises of: enter via a front composite door into the entrance hall with access into the lounge which has a large front window allowing natural light. A door then opens into the open plan kitchen/diner which has a range of units with a worktop which incorporates the sink and drainer. A lovely feature is the open fire, and there are two rear windows and a side composite entrance door. There is space for an oven, housing and plumbing for a washing machine as well as a pantry which has shelving and space for a fridge.

From the entrance hall, a staircase rises to the first floor landing with access into a partly boarded loft space, the three bedrooms and the bathroom. The principal double bedroom is to the front aspect. Double bedroom two is to the rear and has fitted wardrobes. Bedroom three is to the front and has a fitted wardrobe. The bathroom has a three piece suite including bath with shower attachment, WC, wash basin and a cupboard which houses the gas boiler.

- THREE BEDROOM DETACHED PROPERTY
- LOUNGE & OPEN PLAN KITCHEN/DINER
- OFF-ROAD PARKING & DETACHED GARAGE
- SOUTH-WEST FACING REAR GARDEN
- EXCITING OPPORTUNITY
- FABULOUS LOCATION
- EXCELLENT PUBLIC TRANSPORT LINKS INCLUDING SUPERTRAM NETWORK
- SUPERB AMENITIES CLOSE-BY
- HILLSBOROUGH PARK
- FREEHOLD/NO CHAIN





**OUTSIDE**

To the front, steps and path lead to the entrance door with a planted front garden area. Vehicular access to the garage with an up and over door and a parking space to the front. Access from the garage to the south-west facing rear garden which is mostly laid to lawn with planted borders.

**LOCATION**

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

**MATERIAL INFORMATION**

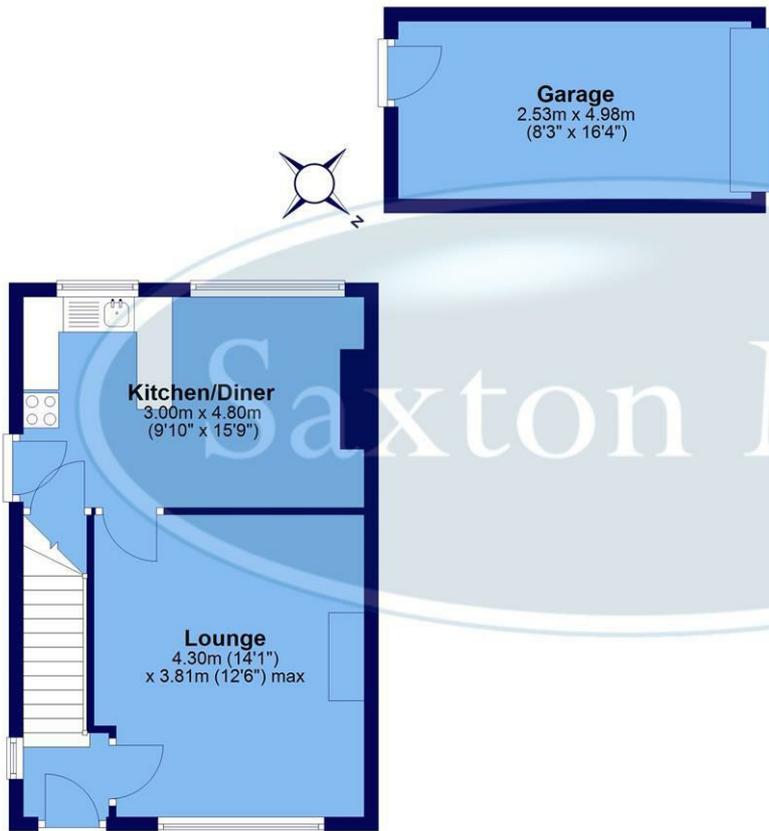
The property is Freehold and currently Council Tax Band C.

**VALUER**

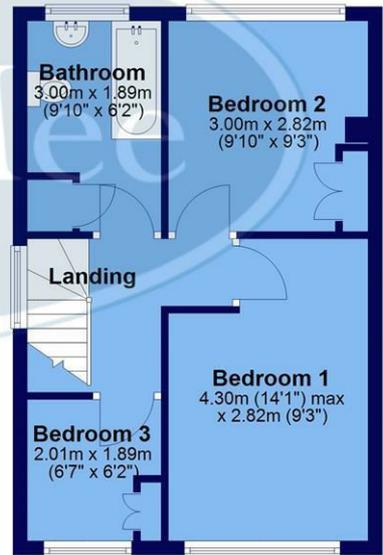
Greg Ashmore MNAEA

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. 48.1 sq. metres (517.6 sq. feet)



**First Floor**  
Approx. 35.5 sq. metres (382.2 sq. feet)



Total area: approx. 83.6 sq. metres (899.9 sq. feet)

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

**Crookes**  
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**Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		56	75
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		61	76
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	