



Chiltern Road Hillsborough Sheffield S6 4QX
Guide Price £230,000

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GUIDE PRICE £230,000-£240,000 ** FREEHOLD ** NO CHAIN ** Situated in the heart of Hillsborough on this attractive tree-lined road is this three bedroom, bay fronted semi detached property which has a good sized rear garden and benefits from a driveway providing off-road parking, a garage, uPVC double glazing and gas central heating. The property has been well-kept by the current owner but is in need of some modernisation.

In brief, the living accommodation comprises front composite door which opens into the entrance hall with a downstairs WC with storage above and access into the open plan lounge and dining room and the separate kitchen. The dining room area has a lovely bay window allowing lots of natural light to flow through the room. The lounge area has a gas fire with back boiler and a uPVC sliding patio door opening onto the rear garden. The kitchen has a range of wall, base and drawer units. A complementary worktop incorporates the sink and drainer. There is space for an oven along with plumbing for a washing machine. There is a pantry with fitted shelving and space for a fridge. The composite side door opens into the garage with an up and open door, fitted shelving and a rear uPVC door.

From the entrance hall, a staircase rises to the first floor landing with access into a WC, the three bedrooms and a shower room. The master is a good size and benefits from fitted wardrobes and cupboards. Double bedroom two, again has fitted wardrobes. Bedroom three enjoys the attractive outlook from the rear. The shower room has a bidet and wash basin.

- EARLY VIEWING ADVISED
- THREE BEDROOM SEMI DETACHED PROPERTY
- OPEN PLAN LOUNGE & DINING ROOM
- SEPARATE KITCHEN WITH PANTRY
- DRIVEWAY & GARAGE
- ATTRACTIVE OUTLOOK
- REAR GARDEN
- FANTASTIC LOCATION
- EASY ACCESS TO AMENITIES, SCHOOLS & PUBLIC TRANSPORT LINKS INCLUDING THE SUPERTRAM





OUTSIDE

To the front is a block paved driveway providing off-road parking which leads to the garage. There is a rear garden which has a lawn and attractive planted borders. A path leads to a green house and garden shed.

LOCATION

Situated within walking distance 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. Excellent catchment area for schools including Malin Bridge Primary rated Outstanding by Ofsted. Easy access to Sheffield City Centre.

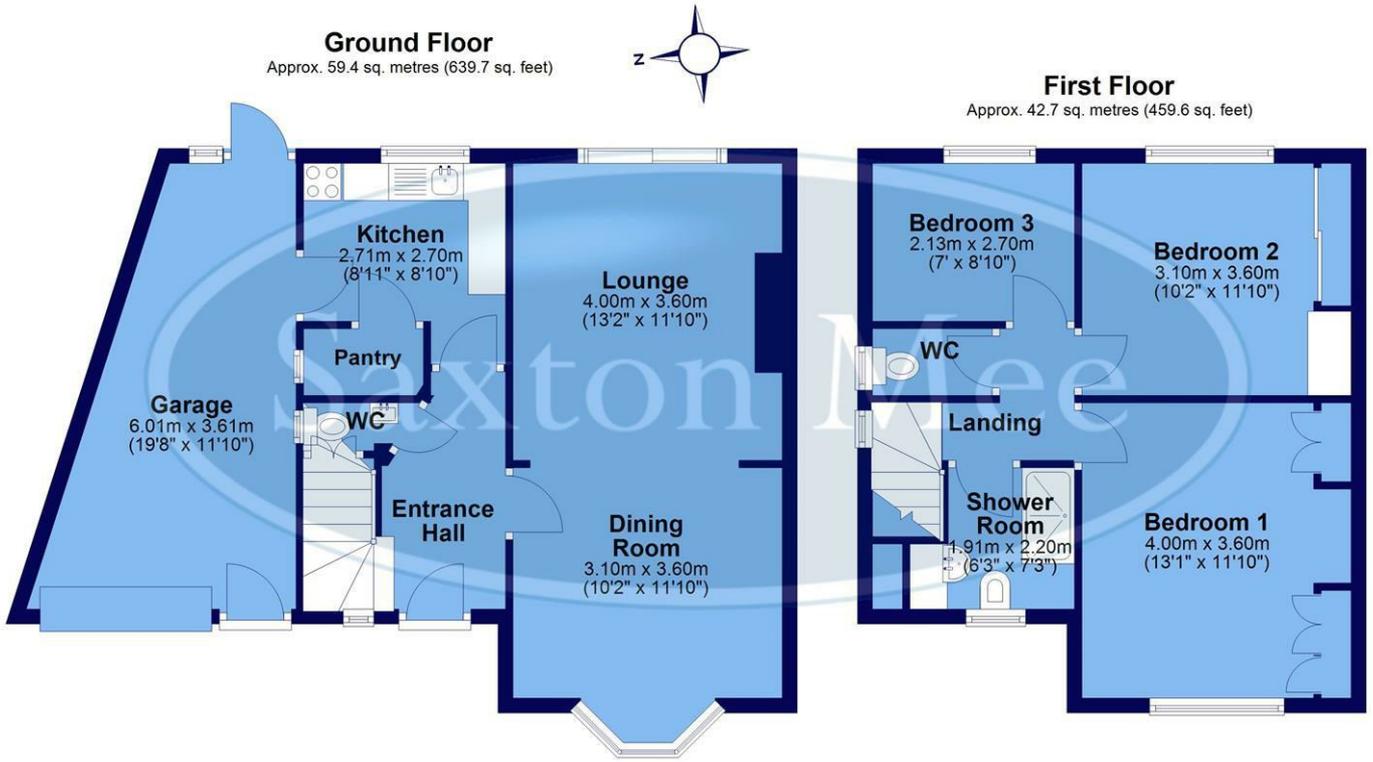
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

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. 102.1 sq. metres (1099.3 sq. feet)
All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(55-54)	E		
(51-38)	F		
(1-10)	G		
Not energy efficient - higher running costs			
		61	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(65-60)	C		
(55-60)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		54	80
England & Wales		EU Directive 2002/91/EC	