

Saxton Mee



Meredith Road Hillsborough Sheffield S6 4QU
Offers Around £185,000

St Luke's
Sheffield's Hospice

Meredith Road

Sheffield S6 4QU

Offers Around £185,000

**** NO CHAIN **** Situated on this quiet residential road is this three bedroom, stone built end terrace which enjoys a fully enclosed garden to the side and benefits from uPVC double glazing and gas central heating. The property is in close proximity to local schools, a short walk from the Rivelin Valley, Loxley Valley, and Wadsley and Loxley Common. Hillsborough is a fantastic location with ample amenities, excellent public transport links and surrounded by fantastic green space such as Hillsborough Park and the Rivelin Valley, with easy access to the Peaks.

Set over four levels (including the cellar) the living accommodation briefly comprises front door which opens into the lounge with a window allowing natural light. A door then opens into the inner lobby with access into the kitchen/diner which has a range of wall, base and drawer units. A contrasting worktop incorporates the sink and drainer. Integrated appliances include an electric oven and a four ring hob with extractor above along with housing and plumbing for a washing machine and dishwasher. There is a rear entrance door and 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. Double bedroom one is to the front aspect with an under stair cupboard and ample space for furniture. Bedroom two is a large single and to the rear aspect. The bathroom has a vinyl floor, tiled walls, a towel rail and a three piece suite including bath with overhead shower, WC and wash basin.

A further staircase rises to the second floor with access to the attic bedroom three which has fitted wardrobes and enjoys views over the city.

- STONE BUILT END TERRACE
- LARGER THAN AVERAGE GARDEN
- THREE BEDROOMS
- LOUNGE & KITCHEN/DINER
- CELLAR
- THREE PIECE SUITE BATHROOM
- EXCELLENT LOCATION
- EASY ACCESS TO AMENITIES & PUBLIC TRANSPORT INCLUDING SUPERTRAM
- NO CHAIN





OUTSIDE

The property has gardens to the rear and side. The fully enclosed garden to the side is landscaped for low maintenance.

LOCATION

Situated in this popular area of Hillsborough with excellent local amenities. Catchment to Malin Bridge Primary School. Regular public transport including Supertram. Easy access to Hospitals, Universities, Sheffield City Centre and Motorway Links.

MATERIAL INFORMATION

The property is Leasehold with 675 years remaining.

The property is currently Council Tax Band A.

VALUER

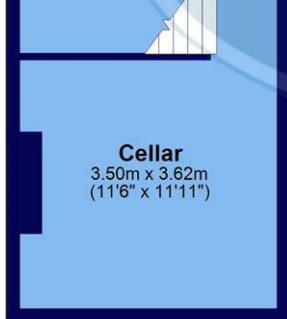
Chris Spooner

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.



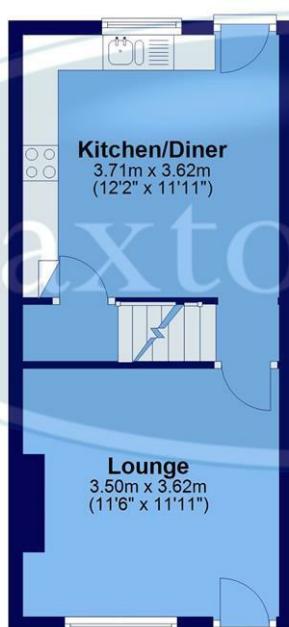
Ground Floor

Approx. 29.7 sq. metres (320.1 sq. feet)



First Floor

Approx. 30.1 sq. metres (324.1 sq. feet)



First Floor

Approx. 30.1 sq. metres (324.1 sq. feet)



Second Floor

Approx. 13.8 sq. metres (148.1 sq. feet)



Total area: approx. 89.6 sq. metres (963.9 sq. feet)

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

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A2 plus) A	84
(B1-B4) B	55
(C5-C9) C	
(D5-D9) D	
(E5-E9) E	
(F1-F5) F	
(G1-G5) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (A1-A5) A	
(B1-B5) B	
(C5-C9) C	
(D5-D9) D	
(E5-E9) E	
(F1-F5) F	
(G1-G5) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC