Saxton Mee

Findon Street Hillsborough Sheffield S6 4QL
Guide Price £200,000

St Luke's
Sheffield's Hospice

Findon Street

Sheffield S6 4QL

Guide Price £200,000

GUIDE PRICE £200,000-£210,000 ** FREEHOLD ** SOUTH FACING REAR GARDEN ** FULLY GOING OVER THE PASSAGEWAY ** Situated in the heart of Hillsborough, ideally located for amenities, schools and public transport links is this three double bedroom terrace property which benefits from fully going over the passageway, gas central heating and enjoys a good sized rear garden.

Set over four levels (including the cellar), the spacious living accommodation briefly comprises: enter through a rear entrance door into the open plan dining kitchen which has a range of units with a contrasting worktop which incorporates the sink. Integrated appliances include an electric oven, four ring hob with extractor above along with housing and plumbing for a washing machine, dishwasher, fridge and space for a freezer. Access to the cellar head with steps descending to two cellar compartments being of similar size to the front lounge. From the dining kitchen, a door opens into the inner lobby with access into the lounge with a gas fire, original coving to ceiling, ceiling rose and a newly fitted front composite door.

From the inner lobby, a staircase rises to the first floor with access into two bedrooms and the bathroom. The primary is a good sized double bedroom to the front aspect. Double bedroom two overlooks the rear. The shower room has a shower enclosure, WC and wash basin set in a large vanity unit.

A further staircase rises to the second floor and the large attic double bedroom with eaves storage and a Velux window.

- SPACIOUS THREE DOUBLE BEDROOM TERRACE PROPERTY
- SOUTH FACING REAR GARDEN
- DINING KITCHEN
- LOUNGE
- SHOWER ROOM
- CELLAR
- EXCELLENT LOCATION
- SUPERTRAM NETWORK
- AMENITIES & SCHOOLS
- EASY ACCESS TO SHEFFIELD CITY CENTRE

OUTSIDE

A low wall encloses a front garden area. Shared access leads to the south facing rear garden which is mostly laid to lawn, a patio and brick built outbuilding.

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

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: 802 sq. ft

FLOOR 1: 361 sq. ft, FLOOR 2: 430 sq. ft, FLOOR 3: 11 sq. ft

EXCLUDED AREAS: LOW CEILING: 56 sq. ft, ATTIC BEDROOM: 179 sq. ft, WALLS: 96 sq. ft

All Measurements Are Approximate And To Max Vertical And Horizontal Lengths

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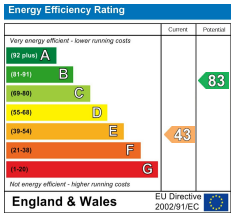
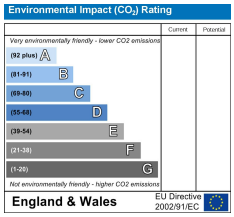
Crookes 245 Crookes, Sheffield S10 1TF T: 0114 266 8365

Hillsborough 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055

Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112

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