



Dorothy Road Hillsborough Sheffield S6 4FQ
Offers In The Region Of £200,000

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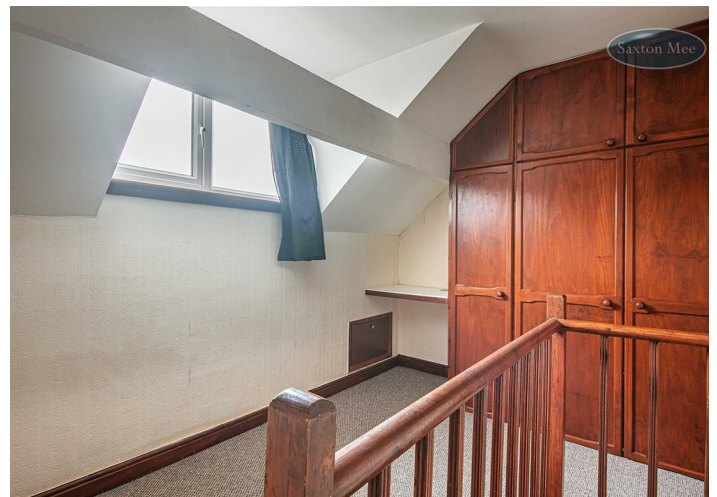
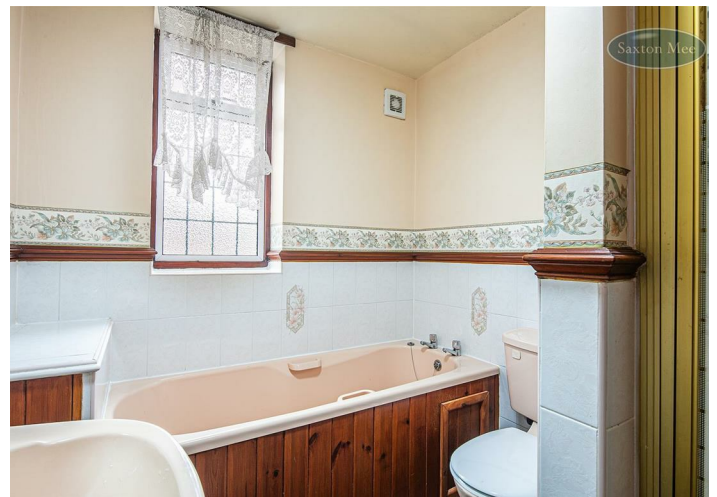
Sheffield S6 4FQ

Offers In The Region Of £200,000

**** NO CHAIN ** LARGER THAN AVERAGE** at just under 1200 sq ft ****** Situated on a popular residential road is this stone and bay fronted, three bedroom terrace property which benefits from no third party access over the rear garden, uPVC double glazing and gas central heating. Located just a short stroll into Hillsborough with its excellent amenities along-with public transport links, good local schools and Hillsborough Park and Leisure Centre. The property has been well maintained by the current owner but is in need of some updating and ideal for the discerning purchaser to alter, adapt and update to their own tastes. In brief, the living accommodation comprises front uPVC entrance door which opens into the lounge with a front bay window allowing natural light, a fireplace, coving to ceiling and ceiling rose. Access into the inner lobby and the dining room with cupboards to one side of the chimney breast and a fireplace. Access to the cellar head, with steps leading down to the cellar being of similar size to the lounge, offering useful storage. From the dining room, a door then opens into the kitchen having a range of units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven and fridge along-with plumbing for a washing machine and a cupboard which houses modern gas boiler. Brand new side uPVC entrance door which opens onto the rear garden. From the inner lobby, a staircase rises to the first floor landing with a storage cupboard, access into two bedrooms and the bathroom. Bedroom one is front facing and benefits from fitted cupboards. The bathroom comes with a four piece suite including shower cubicle, bath, WC and wash basin. A further staircase rises to the second floor and bedroom three which has a dormer window and fitted storage. A door then opens into a large storage room.

- EARLY VIEWING ADVISED
- THREE BEDROOM TERRACE
- NO THIRD PARTY ACCESS OVER THE REAR
- LOUNGE, DINING ROOM & KITCHEN
- CELLAR
- AMENITIES CLOSE-BY
- HILLSBOROUGH PARK & LEISURE CENTRE
- PUBLIC TRANSPORT LINKS INCLUDING SUPERTRAM





OUTSIDE

A front forecourt sets the property back from the road. Access down the side of the property leads to the fully enclosed rear garden with no third party access.

LOCATION

Situated in this sought after residential area with excellent facilities and schools close by. Middlewood Road shops close-by. A short stroll into Hillsborough itself with excellent amenities including butchers, bakers, greengrocers, beauty salons, takeaways and Hillsborough Precinct. Regular public transport links including Supertram. Nearby park and leisure centre. Easy access to Sheffield city centre, central hospitals and universities.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 25th March 1912.

The property is 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 area: approx. 110.1 sq. metres (1185.3 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			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		66	
EU Directive 2002/91/EC			