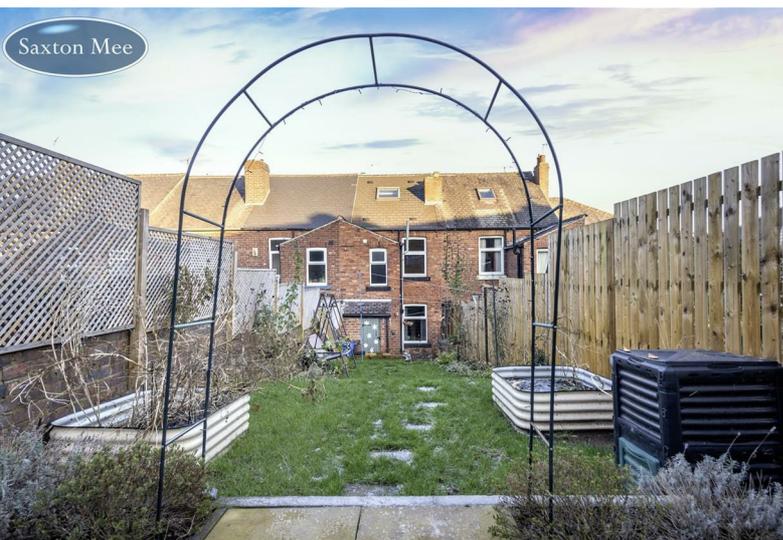


Saxton Mee



Dixon Road Hillsborough Sheffield S6 4GA
Offers In The Region Of £230,000



Dixon Road

Sheffield S6 4GA

Offers In The Region Of £230,000

**** FREEHOLD ** WEST FACING REAR GARDEN **** Situated on this popular residential road close to excellent public transport links is this larger than average, stone and bay fronted, three double bedroom terrace property which enjoys a good size rear garden and benefits from recently fitted uPVC windows and gas central heating. The property is well presented through and enjoys a host of original features.

In brief, the spacious living accommodation comprises: side entrance door which opens into the inner lobby. Access into the lounge with a lovely bay window allowing lots of natural light, while the focal point of the room is the recently fitted cast iron multi-fuel stove inset in the chimney breast. A door then opens into the dining room with access to the cellar which is of similar size to the lounge and offers useful storage space. An opening leads into the kitchen which has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob. Integrated appliances include an electric oven. There is housing and plumbing for a washing machine. Rear composite entrance door.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The excellent master to the front, extends over the passageway and benefits from an under stair storage cupboard. Double bedroom two is to the rear. The bathroom has a three piece suite and includes a bath with overhead shower, WC and wash basin.

A further staircase rises to the second floor landing with a good size storage cupboard and double bedroom three which benefits from a Velux window.

- EARLY VIEWING ADVISED
- WELL PRESENTED THROUGHOUT
- THREE DOUBLE BEDROOMS
- WEST FACING GARDEN
- CELLAR
- LOUNGE, DINING ROOM & KITCHEN
- EXCELLENT LOCATION
- AMENITIES CLOSE-BY
- TRANSPORT LINKS





OUTSIDE

A front hedge encloses a garden area. Shared access leads to the good size rear garden which is mostly laid to lawn and has two patio areas.

LOCATION

Situated in the popular residential area of Hillsborough with excellent local amenities nearby including bakers, butchers, greengrocers, cafes, bars, takeaways and public houses. Good regular transport links including close proximity to Supertram links. Hillsborough Park, Leisure Centre and Library close by. A short journey into Sheffield City Centre.

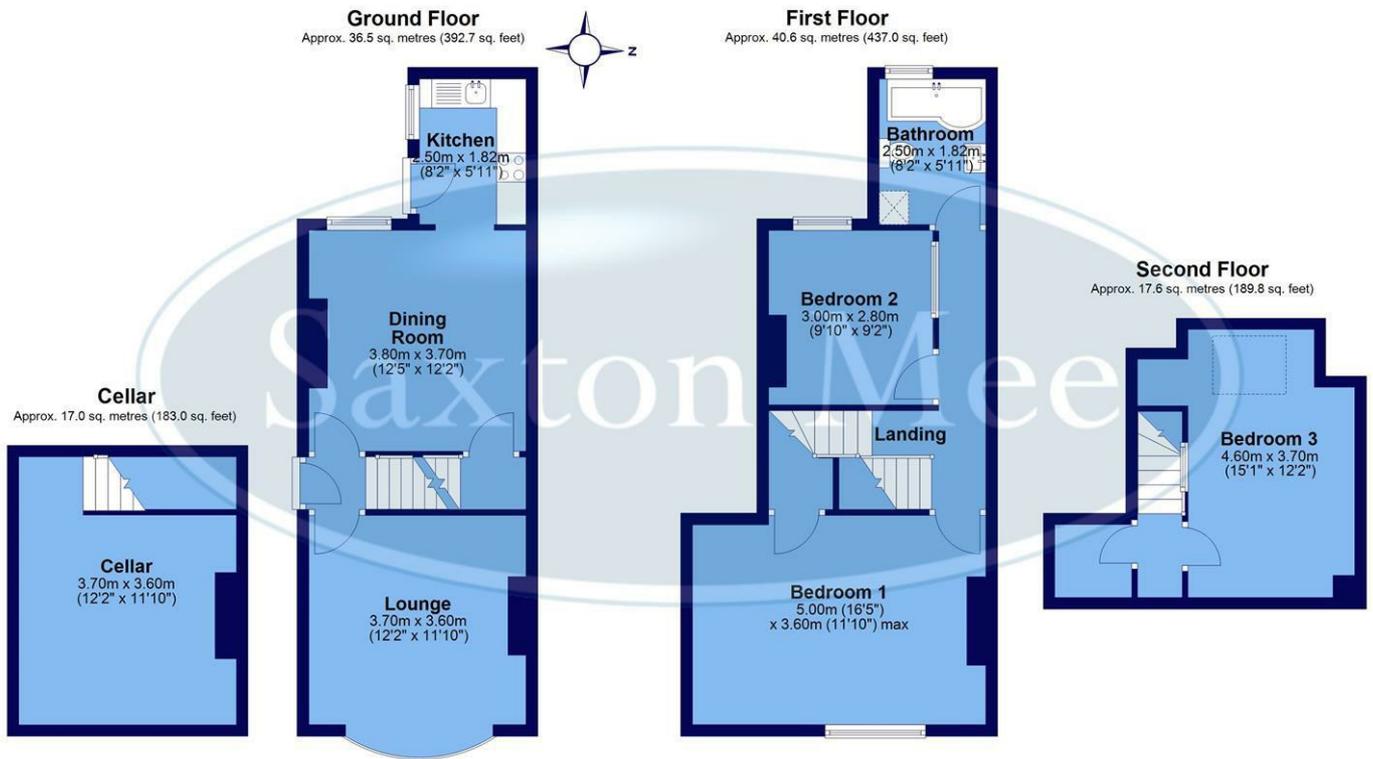
MATERIAL INFORMATION

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 area: approx. 111.7 sq. metres (1202.5 sq. feet)

All measurements are approximate
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		
(75-65)	D		
(55-50)	E		
(45-35)	F		
(15-10)	G		
Not energy efficient - higher running costs			
		81	55
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-40)	C		
(35-20)	D		
(15-10)	E		
(1-0)	F		
(1-0)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	