

Saxton Mee



**Carlton Road Hillsborough Sheffield S6 1WR**  
**Guide Price £225,000**

**St Luke's**  
Sheffield's Hospice

# Carlton Road

Sheffield S6 1WR

**Guide Price £225,000**

GUIDE PRICE £225,000-£235,000 \*\* FREEHOLD \*\* SOUTH FACING REAR GARDEN \*\* Benefiting from going over the passageway is this larger than average, bay fronted, three double bedroom terrace property which benefits from no third party access over the rear, uPVC double glazing and gas central heating. In brief, the living accommodation comprises of side uPVC entrance door which opens into the entrance hall. Access into the lounge with original features including coving, picture rail and ceiling rose. A large front window fills the room with natural light while the focal point is the gas fire set in the attractive surround. Dining room with access to the cellar head and steps leading down to the cellar being of similar size to the lounge. Kitchen having a range of wall, base and drawer units with a complimentary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated electric oven, housing and plumbing for a washing machine and space for a fridge. Side uPVC entrance door. From the entrance hall, a staircase rises to the first floor landing with access into the two double bedrooms, the spacious master measuring 3.71m x 4.99m. Modern three piece suite bathroom comprising bath with overhead shower, WC and wash basin set in a vanity unit. A cupboard houses the gas boiler. A further staircase rises to the second floor and attic double bedroom three.

- VIEWING RECOMMENDED
- LOVELY FAMILY HOME
- SOUTH FACING REAR GARDEN
- THREE DOUBLE BEDROOMS
- EXCELLENT LOCATION
- REGULAR PUBLIC TRANSPORT LINKS





## OUTSIDE

A mature privet hedge encloses the front forecourt which sets the property back from the road. Shared access leads to a gate with access to the fully enclosed rear garden which includes a gravelled seating area and planted area. Access to a brick built outbuilding.

## LOCATION

Situated in the popular residential area of Hillsborough close to Hillsborough Park, Costa Coffee and excellent local amenities. Regular public transport links. Easy access to Supertram links and Sheffield city centre.

## NOTES

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.

## Ground Floor

Approx. 42.4 sq. metres (456.4 sq. feet)



## First Floor

Approx. 47.4 sq. metres (509.9 sq. feet)



## Second Floor

Approx. 28.5 sq. metres (306.8 sq. feet)



Total area: approx. 118.3 sq. metres (1273.0 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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Hillsborough  
Stocksbridge**

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**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
(Very energy efficient - lower running costs) (A plus) A	80
(B) B	58
(C) C	
(D) D	
(E) E	
(F) F	
(G) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
(Very environmentally friendly - lower CO <sub>2</sub> emissions) (A plus) A	
(B) B	
(C) C	
(D) D	
(E) E	
(F) F	
(G) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC