

Saxton Mee



Withens Avenue Hillsborough Sheffield S6 1WE
Offers In The Region Of £375,000

St Luke's
Sheffield's Hospice

Withens Avenue

Sheffield S6 1WE

Offers In The Region Of £375,000

**** FREEHOLD ** OVER 1,820 SQUARE FOOT **** Occupying a commanding position on this popular residential road is this much larger than average, four good size bedroom, two bathroom, bay fronted Victorian terrace which has a host of original features including high skirting boards, floorboards and coving etc combined with a modern feel. The property enjoys a fully enclosed rear garden and benefits from double glazed wood windows and gas central heating. Set over four spacious levels, the well presented living accommodation briefly comprises front composite door which opens into the entrance hall with access into the lounge and the kitchen/diner. The lounge to the front has a large bay window allowing lots of natural light, while the focal point is the cast iron stove set in a feature fireplace. The modern and contemporary kitchen/diner has a range of base and drawer units with a complementary quartz work surface which incorporates the pot sink. There is an exposed brick wall with the original cupboards to one side. Space for a Range cooker with extractor above, space for a fridge freezer and plumbing for a dishwasher. A rear UPVC door opens onto a terrace, perfect for enjoying the views over the rear garden. From the kitchen, a staircase leads down to the lower ground floor with a good size multi-purpose room, utility and store room. The utility has plumbing for a washing machine and tumble dryer. From the entrance hall, a staircase rises to the first floor landing with access into two bedrooms and the the family bathroom. The good size master has a cast iron feature fireplace and the added benefit of an en-suite shower room complete with WC, wash basin and dressing area. Double bedroom two overlooks the rear. The bathroom has a three piece suite including bath with overhead shower, WC and wash basin. A further staircase rises to the second floor and two further good size bedrooms, both benefit from Velux windows.

- **EARLY VIEWING ADVISED**
- **SUPERB FOUR BEDROOM & TWO BATHROOM FAMILY HOME**
- **LIVING OVER FOUR SPACIOUS LEVELS**
- **EXCELLENT LOCATION, 6 MINUTE WALK TO THE SUPERTRAM & AMENITIES CLOSE-BY**
- **LOCAL SCHOOLS**





OUTSIDE

A low wall encloses the front garden. Shared access leads to the rear garden with a raised terrace, patio and lawn. Outbuilding with electric and lighting and garden shed.

LOCATION

Situated in this sought after residential area with excellent facilities and schools close by. Middlewood Road shops including a Costa and Asda supermarket. A short journey 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.

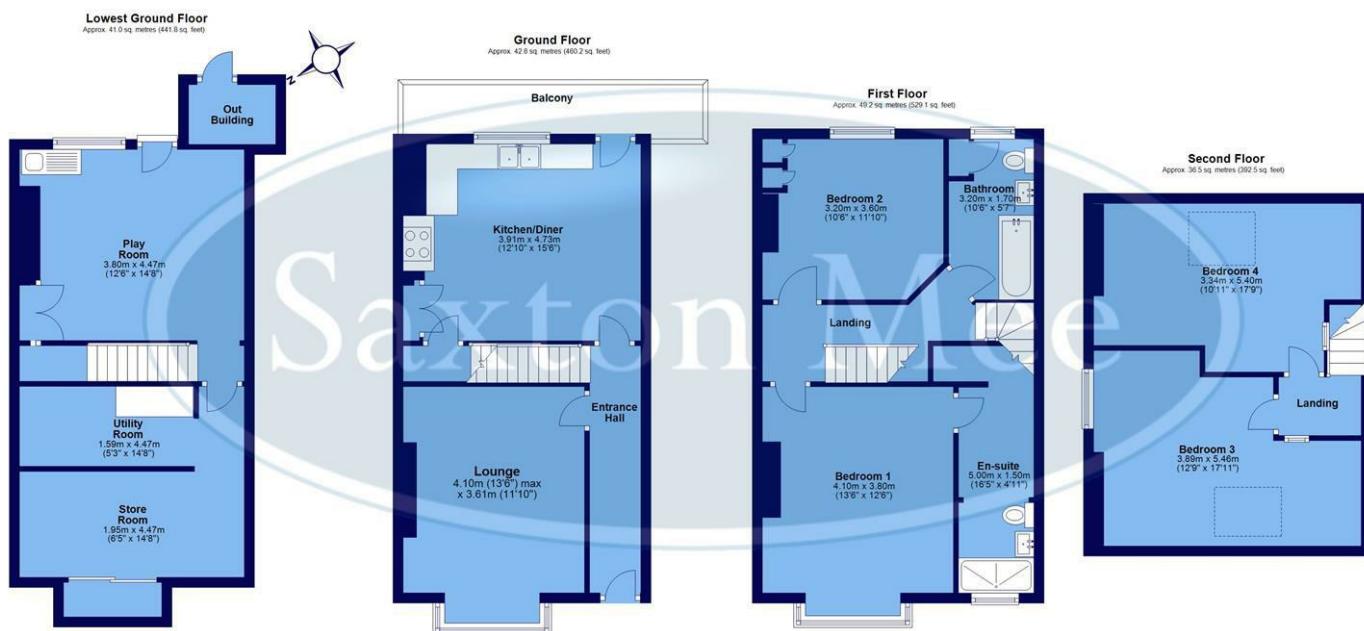
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band B.

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. 169.4 sq. metres (1823.6 sq. feet)
All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp

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Hillsborough
Stocksbridge**

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st luke's
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A) plus	A
(B)	B
(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 ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (A) plus	A
(B)	B
(C)	C
(D)	D
(E)	E
(F)	F
(G)	G
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC