

Saxton Mee



Beechwood Road Hillsborough Sheffield S6 4LQ
Guide Price £140,000



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Sheffield S6 4LQ

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GUIDE PRICE £140,000-£145,000 Offered for sale with NO CHAIN and benefiting from fully going over the passageway is this two bedroom, stone built terrace property which also benefits from uPVC double glazing and gas central heating throughout. In brief, the living accommodation comprises: a side uPVC entrance door opens into the entrance lobby. Lounge/dining room with attractive flooring and a large front window filling the room with natural light. Kitchen having a range of wall, base and drawer units. Integrated electric oven with a four ring gas hob over and extractor above. Housing and plumbing for a washing machine and dishwasher. Space for fridge freezer. Bi-fold doors give access to steps leading down to the cellar providing useful storage and houses the recently fitted gas boiler. Stairs lead to the first landing which benefit from new carpets. Master double bedroom. Bedroom two benefiting from access into the boarded loft space providing excellent storage. Brand new fitted bathroom having a modern white suite and comprising bath with overhead shower and wash basin. Separate WC and wash basin.

- VIEWING ESSENTIAL
- RECENTLY DECORATED TO A HIGH STANDARD
- BRAND NEW FITTED BOILER
- EXCELLENT CELLAR
- REAR GARDEN
- EXCELLENT LOCATION





OUTSIDE

A low stone wall encloses the front forecourt and sets the property back from the road. To the rear is a lawn garden. The brick outhouse has been converted into a shed ideal for storage.

LOCATION

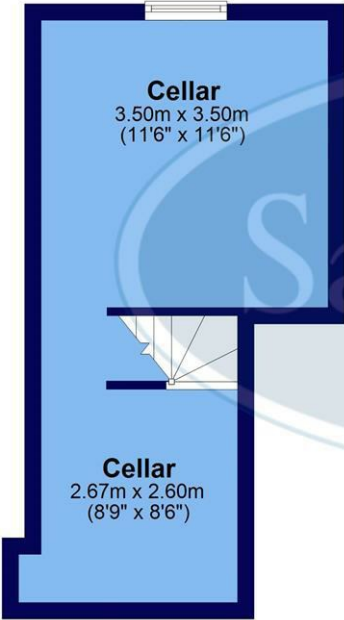
Situated in the heart of Hillsborough with an array of local amenities close by including butchers, bakers, greengrocers, beauty salons, cafes, takeaways and public houses. Within walking distance to Hillsborough park and leisure centre. Regular public transport links including the Supertram. Easy access to the city centre, hospitals and universities.

VALUER

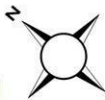
Greg Ashmore MNAEA

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.

Cellar
Approx. 21.0 sq. metres (226.6 sq. feet)



Ground Floor
Approx. 20.9 sq. metres (224.8 sq. feet)



First Floor
Approx. 25.9 sq. metres (279.3 sq. feet)



Total area: approx. 67.9 sq. metres (730.7 sq. feet)

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Hillsborough
Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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