

Saxton Mee



Winn Gardens Hillsborough Sheffield S6 1UF
Guide Price £120,000

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GUIDE PRICE £120,000-£130,000 Ideally located for Hillsborough and with excellent public transport links close by including the Supertram is this four bedroom, semi detached property which enjoys a good size rear garden and benefits from uPVC double glazing and gas central heating throughout. In brief, the living accommodation briefly comprises: porch which opens into the entrance hall. Well proportioned lounge with a large front window filling the room with natural light. Spacious kitchen/diner having a range of wall, base and drawer units. Four ring gas hob with extractor above. Ample space for a dining table and chairs. Again a large window fills the room with light and enjoys views over the rear garden. Separate utility room benefiting from housing and plumbing for a washing machine and tumble dryer. Rear entrance door. Downstairs WC. First floor: four bedrooms, two benefiting from fitted wardrobes. Bathroom in addition having a white three piece suite comprising of bath with overhead shower, WC and wash basin.

- VIEWING RECOMMENDED
- SPACIOUS ACCOMMODATION
- FOUR BEDROOMS
- GOOD SIZE REAR GARDEN





OUTSIDE

A wrought iron gate and railings enclose the front garden and continue down the side of the property. A good size rear garden mainly laid to lawn. Garden shed.

LOCATION

Ideally located with excellent public transport links and Supertram close by. Amenities on the door step including local shops. Asda a short walk away. Excellent amenities in Hillsborough including bakers, greengrocers, butchers, beauty salons, takeaways, cafes, public houses and restaurants. Hillsborough Leisure Centre, Library and Park a short journey away. Easy access into Sheffield City Centre. Good local schools.

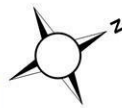
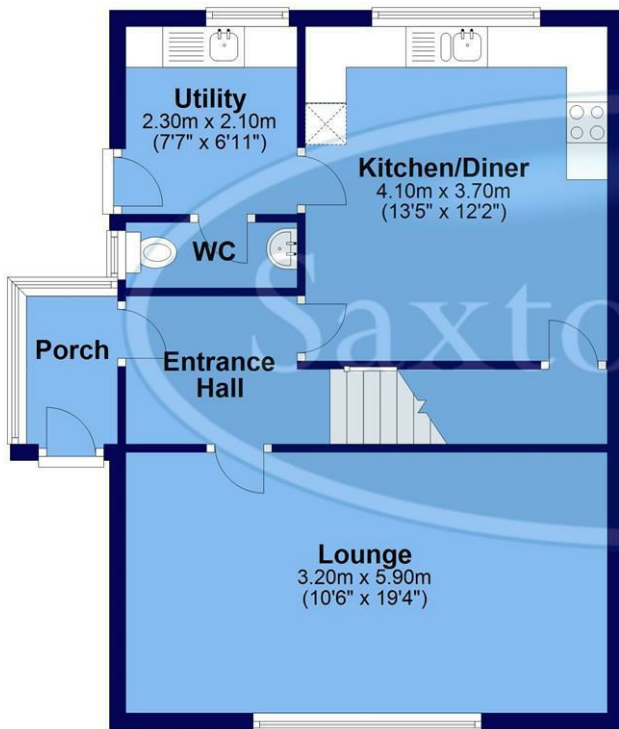
VALUER

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.

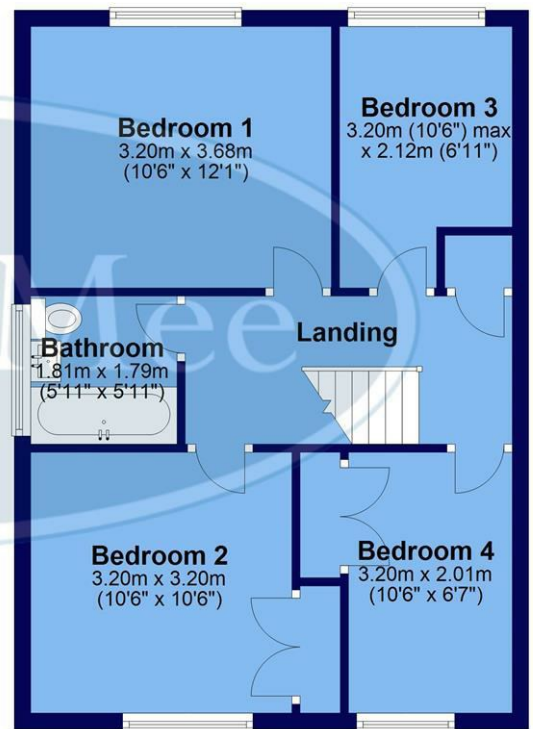
Ground Floor

Approx. 51.8 sq. metres (558.1 sq. feet)



First Floor

Approx. 49.6 sq. metres (534.3 sq. feet)



Total area: approx. 101.5 sq. metres (1092.4 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		72	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
		69	83
England & Wales		EU Directive 2002/91/EC	