

Saxton Mee



Carnaby Road Hillsborough Sheffield S6 2NH
Guide Price £165,000



Carnaby Road

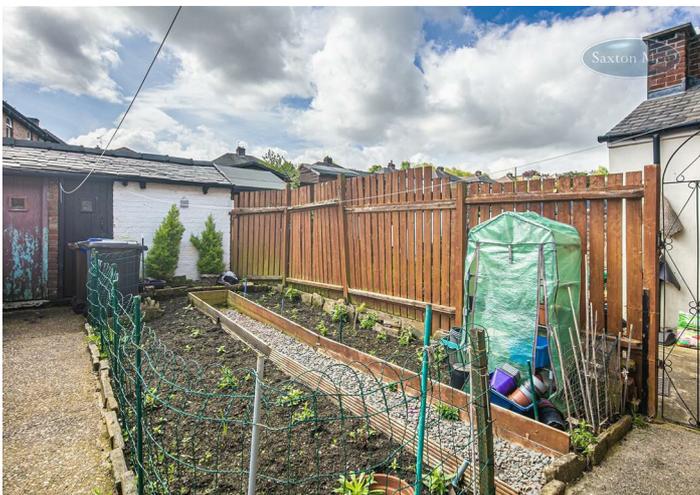
Sheffield S6 2NH

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GUIDE PRICE £165,000-£180,000 ** FREEHOLD ** SOUTH FACING REAR GARDEN ** NO CHAIN ** Situated close to the local amenities in Hillsborough with excellent public transport links is this three bedroom terrace property which benefits from gas central heating. The property is in need of some modernisation and ideal for the discerning purchaser to alter, adapt and update to their own tastes. In brief, the living accommodation comprises: front uPVC entrance door which opens into the lounge with a large front window filling the room with natural light. Inner lobby with access into the kitchen/diner having a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated electric oven, space for a fridge and plumbing for a washing machine. Rear uPVC entrance door. A door opens to the cellar head with steps leading down to the cellar being of similar size to the lounge. From the inner lobby, a staircase rises to the first floor with access into two bedrooms, the master benefiting from fitted wardrobes and a cupboard under the stairs. Three piece suite bathroom comprising bath with electric shower, WC and wash basin. A further staircase rises to the second floor landing with access into the eaves storage, a door then opens into bedroom three with a dormer window to the rear and a storage cupboard.

- VIEWING RECOMMENDED
- THREE BEDROOM TERRACE
- EXCITING OPPORTUNITY
- IN NEED OF MODERNISATION
- EXCELLENT LOCATION
- EXCELLENT PUBLIC TRANSPORT LINKS





OUTSIDE

A low wall encloses a front forecourt which sets the property back from the road. Shared access leads to the rear garden which includes a brick built outbuilding and working WC.

LOCATION

Located close to all amenities including excellent regular public transport including the Supertram. Within walking distance of Hillsborough itself which has an abundance of amenities including supermarkets, shops, banks, restaurants, pubs and bars. Good local schools close by.

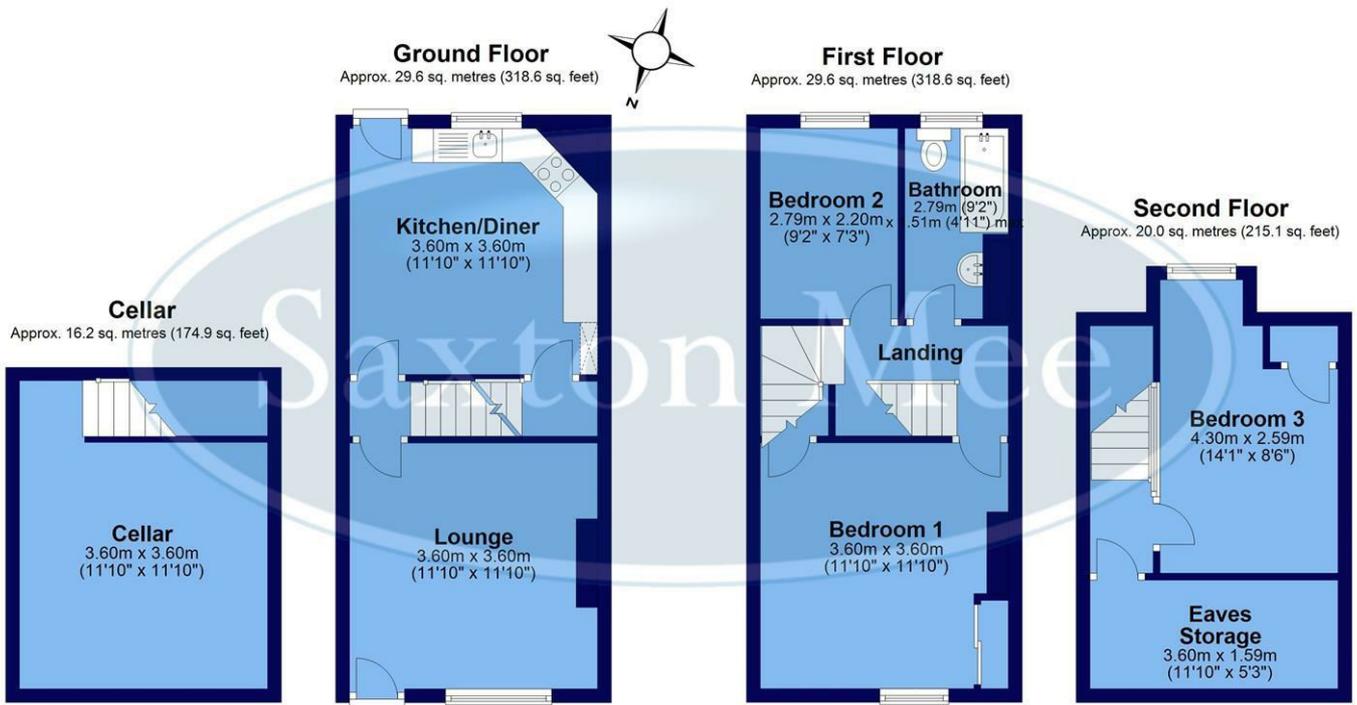
NOTES

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.



Total area: approx. 95.4 sq. metres (1027.1 sq. feet)
 All measurements are approximate
 Plan produced using PlanUp.

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www.saxtonmee.co.uk



Energy Efficiency Rating	
Current	Potential
53	80

Environmental Impact (CO ₂) Rating	
Current	Potential
49	79