

Saxton Mee



Garry Road Hillsborough Sheffield S6 4FR
Offers Around £220,000

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**** SOUTH FACING PRIVATE GARDEN **** Situated in this quiet yet convenient location is this three bedroom, stone fronted terrace property which enjoys a south facing garden and benefits from uPVC double glazing, a brand new boiler and gas central heating. Located within close proximity to Hillsborough Park, Leisure Centre and Library along with easy access to a range of amenities and the Supertram.

Set over four levels (including the cellar), the living accommodation briefly comprises; enter through a front composite door into the lounge with the original ceiling coving, ceiling rose and a pine mantelpiece with a coal effect gas fire, which is the focal point of the room. A door then opens into the inner lobby and the dining room which has a picture rail and access to the cellar head which is currently used as a pantry. An opening leads into the off shot kitchen which has a range of units with shaker style doors and contrasting worktops. Integrated appliances include a double electric oven and gas hob along with housing and plumbing for a washing machine and fridge. There is a rear entrance door.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. Double bedroom one is to the front aspect and has a dado rail and a useful under stair cupboard. Single bedroom two is to the rear. The modern bathroom has partially tiled walls, underfloor heating and a white suite including bath with electric shower, WC and wash basin.

A further staircase rises to the second floor and attic bedroom three which has a Velux window to the rear aspect, fitted wardrobes and a separate cupboard which houses the boiler.

- THREE BEDROOM TERRACE
- LOUNGE, DINING ROOM & KITCHEN
- PRIVATE REAR GARDEN
- CELLAR HEAD & CELLAR
- THREE PIECE SUITE BATHROOM
- POPULAR RESIDENTIAL ROAD
- EXCELLENT AMENITIES CLOSE-BY
- LOCAL SCHOOLS & TRANSPORT LINKS INCLUDING THE SUPERTRAM
- EASY ACCESS TO SHEFFIELD CITY CENTRE





OUTSIDE

To the front is a forecourt which sets the property back from the road. To the rear is a private, south facing garden which has been landscaped by the current owner and includes paved patio area and a variety of well established plants.

LOCATION

Situated in this sought after residential area with excellent facilities and schools close by. Middlewood Road shops close-by. A short stroll 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 Leasehold with a term of 800 years running from the 25th March 1911.
The property is currently Council Tax Band A.

VALUER

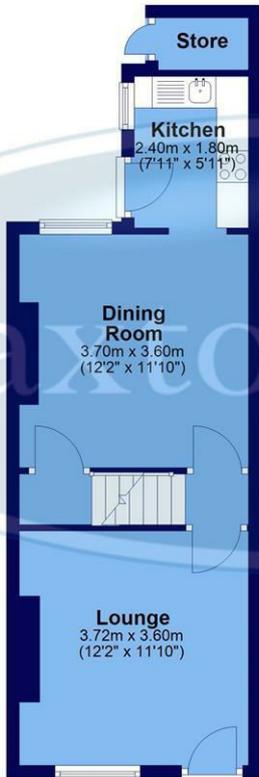
Chris Spooner

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. 36.2 sq. metres (389.2 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.6 sq. feet)



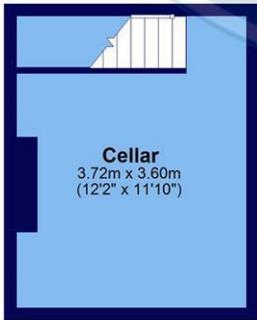
Second Floor

Approx. 17.5 sq. metres (188.1 sq. feet)



Cellar

Approx. 16.7 sq. metres (179.2 sq. feet)



Total area: approx. 100.6 sq. metres (1083.2 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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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		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	83

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		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	