



Eskdale Road Hillsborough Sheffield S6 1SL
Guide Price £200,000

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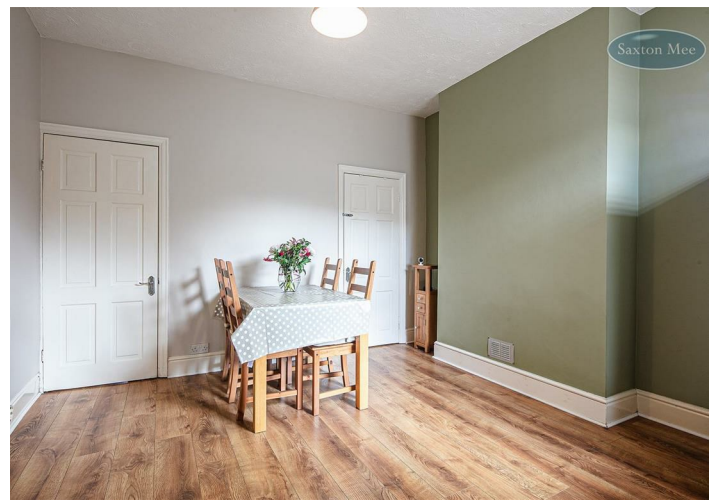
GUIDE PRICE £200,000-£210,000 ** SOUTH FACING REAR GARDEN ** Situated on this quiet cul-de-sac in this popular residential area of Hillsborough is this three bedroom stone and bay fronted end terrace property which enjoys an easily maintained rear garden and benefits from uPVC double glazing and gas central heating.

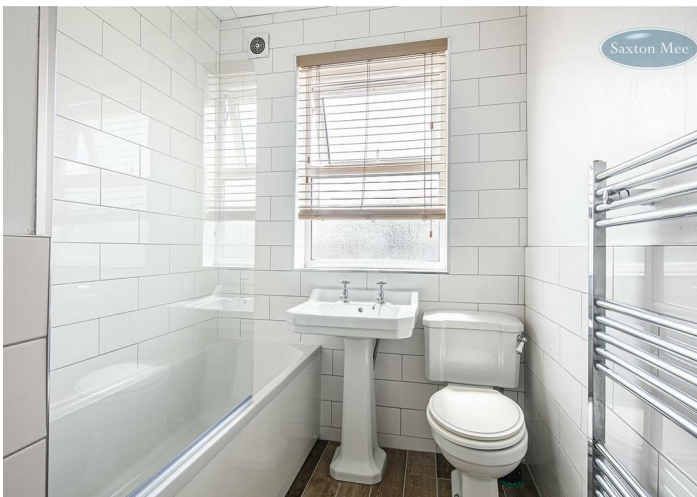
Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter through a front uPVC door into the lounge with a front bay window allowing lots of natural light, original coving to ceiling and attractive flooring which flows through the inner lobby into the dining room which has access to the cellar head and the kitchen. The cellar head has steps descending to the cellar which offers useful storage. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven and a four ring hob with extractor above along with housing and plumbing for a washing machine. Side uPVC entrance door.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The principal is to the front with an under stair storage cupboard which houses the gas boiler. Bedroom two is to the rear aspect. The stylish bathroom is partially tiled and has a chrome towel radiator and a white three piece suite including bath with overhead shower, WC and wash basin.

A further staircase rises to the second floor and attic bedroom three with Velux window and eaves storage.

- EARLY VIEWING ADVISED
- WELL PRESENTED THREE BEDROOM END TERRACE
- NEW BATHROOM SUITE
- LOUNGE, DINING ROOM & KITCHEN
- CELLAR USEFUL FOR STORAGE
- EASILY MAINTAINED REAR GARDEN
- QUIET CUL-DE-SAC POSITION IN THE POPULAR RESIDENTIAL AREA OF HILLSBOROUGH
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

Shared access leads to the rear garden which has a wooden decked area and paved. Garden shed. Outhouse which houses a freezer and tumble dryer.

LOCATION

Excellent local amenities close by, including Asda and Sainsburys. Excellent amenities in Hillsborough itself including bakers, greengrocers, butchers, beauty salons, takeaways, public houses and cafes. Hillsborough Park, Leisure Centre and Library. Good local schools. Regular public transport links including the Supertram.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 25th March 1899.

The property is currently Council Tax Band A.

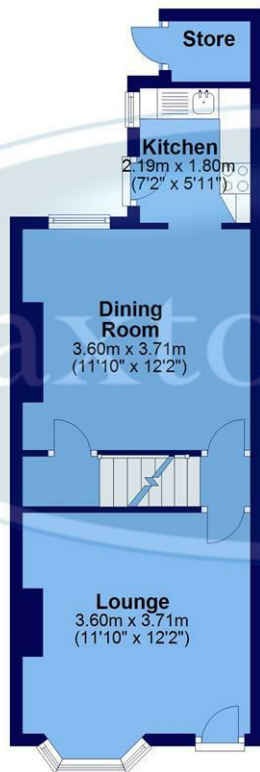
VALUER

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.

Ground Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.3 sq. feet)



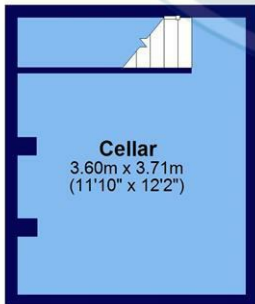
Second Floor

Approx. 12.4 sq. metres (133.4 sq. feet)



Cellar

Approx. 16.8 sq. metres (180.4 sq. feet)



Total area: approx. 96.2 sq. metres (1035.7 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			
(43-54) E			
(31-42) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		61	80
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			
(43-54) E			
(31-42) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		56	77
EU Directive 2002/91/EC			