

Saxton Mee



**Hessle Road Hillsborough Sheffield S6 1WP**  
**Guide Price £210,000**

**St Luke's**  
Sheffield's Hospice

# Hessle Road

Sheffield S6 1WP

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GUIDE PRICE £210,000-£220,000 \*\* CHAIN FREE \*\* WEST FACING REAR GARDEN \*\* Situated on this quiet tree-lined cul-de-sac in the heart of Hillsborough is this three bedroom, bay fronted semi detached property which benefits from a good sized garage and uPVC double glazing. The property is in need of some updating and is ideal for a buyer looking to cosmetically improve to their own personal taste.

In brief, the living accommodation comprises: enter through a front uPVC door into the entrance hall with an under stair pantry with shelving. Access into the lounge, dining room and kitchen. The lounge has a large bay window allowing lots of natural light and a gas fire. The dining room has a rear facing window and a gas fire. The separate kitchen has space for an oven, fridge, washing machine and a rear uPVC entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space, a storage cupboard, the three bedrooms, the bathroom and a separate WC. The principal double bedroom has fitted wardrobes and is to the front aspect. Double bedroom two is to the rear aspect and has a fitted wardrobe. Bedroom three is to the front aspect. The bathroom has a bath and wash basin.

- THREE BEDROOM SEMI DETACHED PROPERTY
- IN NEED OF UPDATING
- LOUNGE WITH BAY WINDOW
- DINING ROOM & SEPARATE KITCHEN
- GOOD SIZED GARAGE
- WEST FACING REAR GARDEN
- QUIET TREE-LINED CUL-DE-SAC
- AMENITIES & SCHOOLS
- PUBLIC TRANSPORT LINKS INCLUDING THE SUPERTRAM NETWORK
- EXCELLENT AMENITIES CLOSE-BY





## OUTSIDE

A low wall encloses a front garden area. Double gates give access to a good sized garage with power, lighting and up and over door and the garage gives access to the fully enclosed rear garden which is mostly laid to lawn and has a patio and a brick built outbuilding.

## LOCATION

Situated in the popular residential area of Hillsborough close to Hillsborough Park, Costa Coffee and excellent local amenities. Regular public transport links. Easy access to Supertram network and Sheffield city centre.

## MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 29th September 1924.

The property is currently Council Tax Band B.

## 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.

