

Saxton Mee



Oakland Road Hillsborough Sheffield S6 4LT
Guide Price £230,000

St Luke's
Sheffield's Hospice

Oakland Road

Sheffield S6 4LT

Guide Price £230,000

GUIDE PRICE £230,000-£240,000 ** FREEHOLD ** SOUTH WEST FACING REAR GARDEN ** NO CHAIN ** Benefiting from fully going over the passageway is this three double bedroom terrace property which enjoys a south west facing rear garden and also benefits from uPVC double glazing, underfloor heating in the kitchen and gas central heating. The property is extremely well presented and has been updated in recent years. Situated in this popular residential area of Hillsborough with its excellent amenities and Supertram links close-by.

Tastefully decorated throughout, the well proportioned living accommodation briefly comprises enter through the front uPVC entrance door into the lounge which has a front window allowing natural light, original coving, picture rail and a feature cast iron gas fire, which is the focal point of the room. A door then opens into the inner lobby with access into the dining room with a gas fire and doors opening into the cellar head and the kitchen. The kitchen has a range of fitted units with a contrasting solid oak 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. The cellar head has space for a fridge freezer, shelving and steps leading down to the cellar which offers dry storage. There is a rear entrance door and underfloor heating.

From the inner lobby, a staircase rises to the first floor landing with access into two bedroom and the wet room. The master is a good sized double and has a cast iron feature fire and fitted wardrobes. Double bedroom two overlooks the rear. The well appointed wet room has a chrome towel radiator, walk-in shower, WC and wash basin.

A further staircase rises to the second floor and attic bedroom three which has eaves storage, a Velux window and space for furniture.

- **VIEWING IS A MUST!**
- **SUPERB, THREE DOUBLE BEDROOM TERRACE**
- **FULLY GOING OVER THE PASSAGEWAY**
- **LOUNGE, DINING ROOM & KITCHEN**
- **MODERN WET ROOM**
- **SOUTH WEST FACING REAR GARDEN**
- **FANTASTIC LOCATION**
- **AMENITIES, SCHOOLS & TRANSPORT LINKS INCLUDING THE SUPERTRAM NETWORK**
- **EASY ACCESS TO THE CITY CENTRE**
- **FREEHOLD & NO CHAIN**





OUTSIDE

To the front of the property is a low wall which encloses a forecourt and sets the property back from the road. Access down the side of the property to the south west facing rear garden which has a lawn, patio and garden shed/summer house. There is a outside water tap and double electric socket.

LOCATION

Situated within walking distance of Hillsborough itself with excellent amenities including bakers, butchers, greengrocers, beauty salons, cafes, bars and takeaways. Hillsborough Park, Leisure Centre and Library. Regular public transport including the Supertram. There are also beautiful country walks on the doorstep. Excellent catchment area for schools including Malin Bridge Primary rated Outstanding by Ofsted. Easy access to Sheffield City Centre.

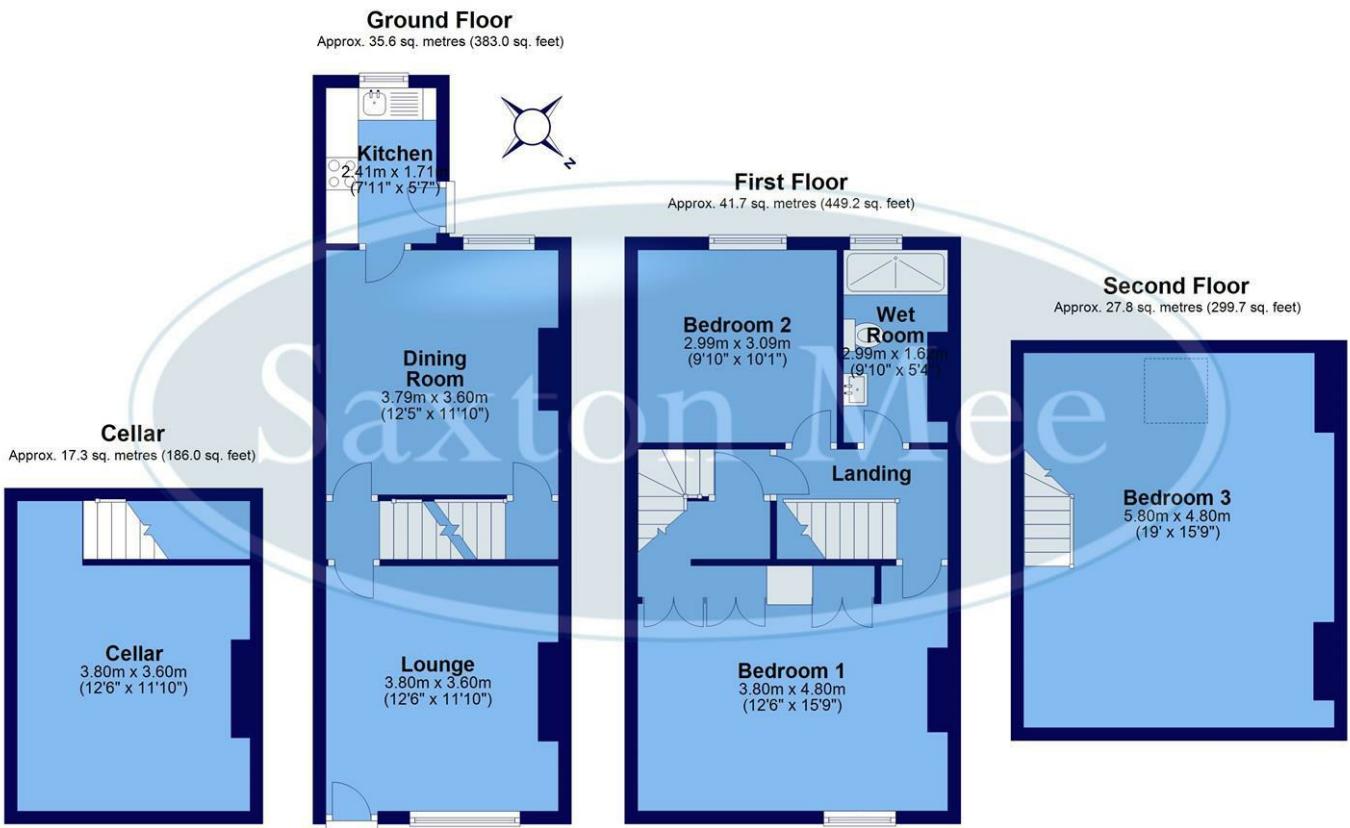
MATERIAL INFORMATION

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.



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st luke's
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A2 plus) A	Current
(B1-B1) B	Potential
(B2-B9) C	83
(D5-D9) D	58
(E9-E4) E	58
(F1-F8) F	58
(G1-G9) G	58
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (A1 plus) A	Current
(B1-B1) B	Potential
(B2-B9) C	80
(D5-D9) D	49
(E9-E4) E	49
(F1-F8) F	49
(G1-G9) G	49
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC