



Cotswold Road Hillsborough Sheffield S6 4QY  
Guide Price £280,000

# Cotswold Road

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GUIDE PRICE £280,000-£300,000 \*\* WEST FACING REAR GARDEN \*\* Situated on this attractive tree-lined road in this popular residential area is this bay fronted, three bedroom semi detached property which enjoys a west facing rear garden and benefits from a driveway, garage, uPVC double glazing and gas central heating throughout. In brief, the well presented living accommodation comprises: uPVC door which opens into a hallway with access into the lounge and dining room. The lounge to the front has a lovely bay window, while the focal point of the room is the fireplace. There is a useful under stair storage cupboard. The separate dining room has an attractive fire place. Pine stripped varnished floorboards continue through double doors into the good size conservatory. This bright and airy space is perfect for enjoying the views over the rear garden and benefits from an insulated roof and double doors opening on to the rear garden. From the dining room, a door opens into the kitchen which has a range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob. Integrated appliances include an electric oven along-with housing and plumbing for a washing machine. From the hall, a staircase rises to the first floor landing with access into the partly boarded loft space, an airing cupboard with fitted shelving, the three bedrooms and the bathroom. The master bedroom to the front has a bay window allowing lots of natural light, the well proportioned room also benefits from fitted wardrobes. Double bedroom two overlooks the rear garden. Single bedroom three again overlooks the rear garden. The bathroom comes with a three piece suite including jacuzzi bath with shower attachment, WC and wash basin.

- EARLY VIEWING ADVISED
- SITUATED ON AN ADMIRABLE PLOT
- WEST FACING REAR GARDEN
- DRIVEWAY & GARAGE
- LOUNGE, DINING ROOM, CONSERVATORY & KITCHEN
- AMENITIES CLOSE-BY
- PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE





**OUTSIDE**

A low wall encloses a gravelled area. A driveway to the side provides off-road parking and leads to the detached garage. A gate opens to the fully enclosed rear garden with a patio, lawn and pebbled area.

**LOCATION**

Situated in this popular residential area of Hillsborough with excellent local amenities close-by including butchers, bakers, greengrocers, hairdressers, pubs, restaurants and takeaways. Excellent public transport including the Supertram. Easy access to Hospitals, Universities, Sheffield City Centre and motorway links.

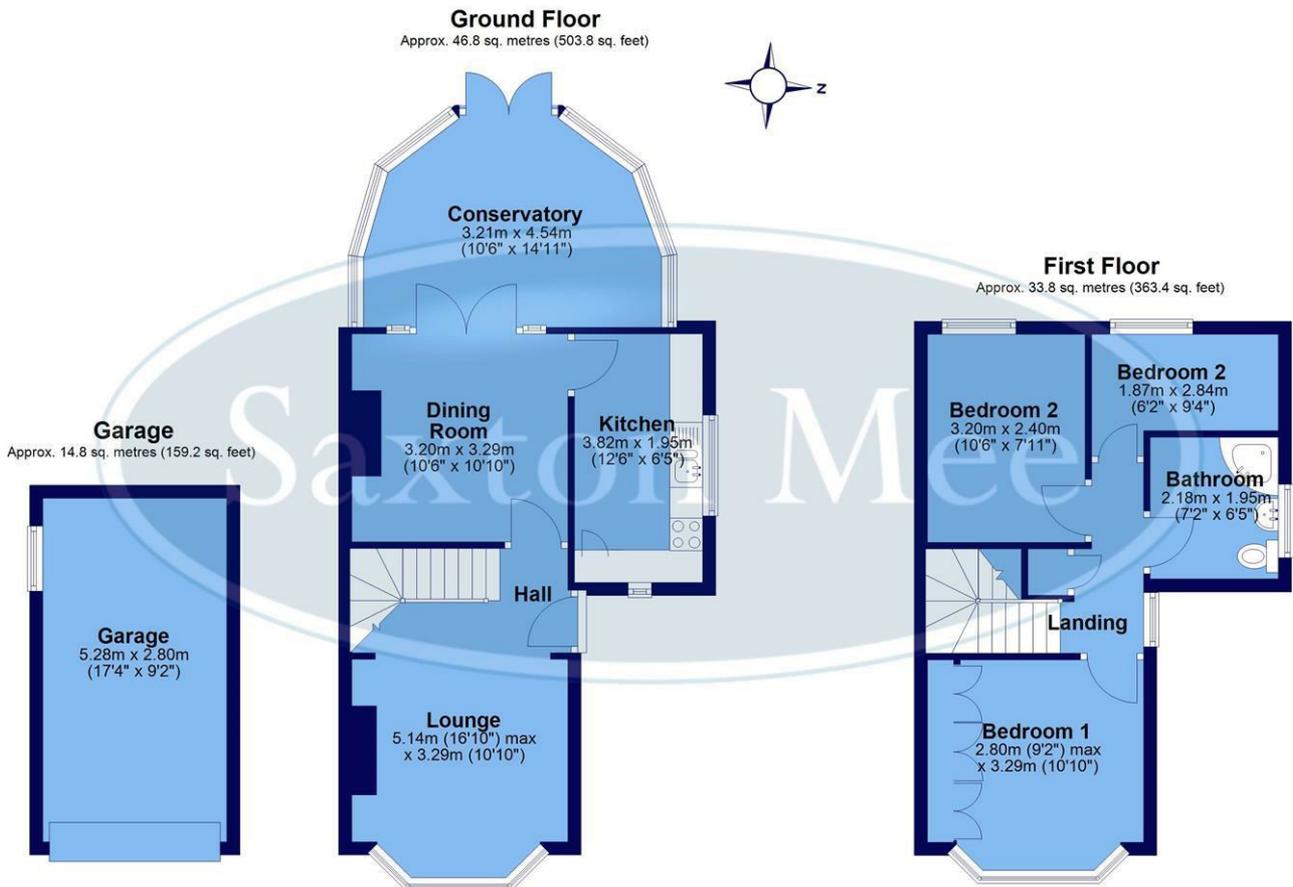
**MATERIAL INFORMATION**

The property is Leasehold with a term of 200 years running from the 14th January 1936. 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.



Total area: approx. 95.4 sq. metres (1026.4 sq. feet)  
All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 92-100 <b>A</b>	
81-91 <b>B</b>		81-91 <b>B</b>	
69-80 <b>C</b>		69-80 <b>C</b>	
55-68 <b>D</b>		55-68 <b>D</b>	
43-54 <b>E</b>		43-54 <b>E</b>	
31-42 <b>F</b>		31-42 <b>F</b>	
1-20 <b>G</b>		1-30 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>86</b>	<b>57</b>	<b>84</b>	<b>51</b>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC