

Clarence Road Hillsborough Sheffield S6 4QE
Guide Price £340,000

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GUIDE PRICE £340,000-£350,000 ** FREEHOLD ** Viewing is advised to appreciate the accommodation on offer of this largely extended, five bedroom, two bathroom, two reception room and terrace property which enjoys attractive views and benefits from off-road parking, a large garage with a high ceiling, eight solar panels, uPVC double glazing and gas central heating.

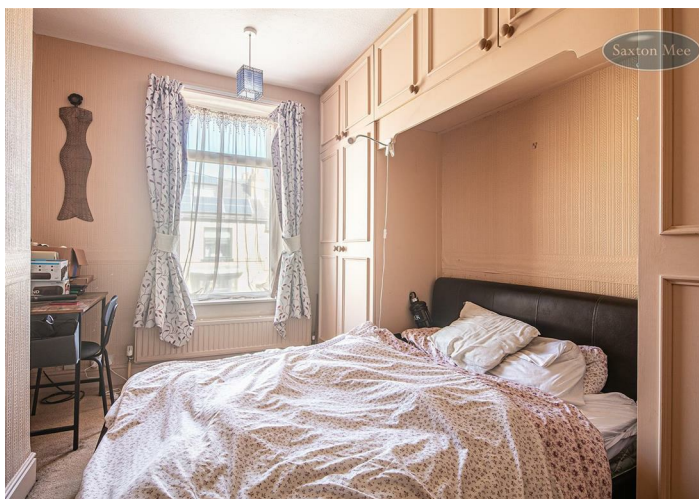
Set over three spacious levels, the living accommodation briefly comprises: enter via a uPVC door into an entrance lobby with access into the dining room. A door then opens into an inner lobby with access to a cellar and the lounge. The cellar goes under the dining room and provides useful storage. The lounge has dual aspect windows and a cast-iron gas fire set in an attractive surround, which is the focal point of the room. From the dining room, a door opens into the open plan kitchen/breakfast room with attractive Oak worktops, space for a Range cooker, washing machine, fridge and freezer. Features of the room are the cast-iron multi-fuel stove, side uPVC door and uPVC French doors opening onto a stone flagged terrace. From the kitchen, is a rear entrance lobby with a downstairs WC and a cupboard which houses the gas boiler.

From the entrance hall, a staircase rises to the first floor landing with access to four bedrooms and the family bathroom. Double bedrooms two, three and four are all to the front aspect, and all have fitted wardrobes. The bathroom has a storage cupboard and a four piece suite including a double shower enclosure, bath with shower attachment, WC and wash basin.

A further staircase rises to the second floor and the principal attic bedroom which has windows to the front and rear and a Velux, perfect for enjoying the fabulous views. There is the added benefit of fitted wardrobes and an en suite shower room with WC and wash basin.

- IDEAL FAMILY HOME
- FIVE BEDROOMS, THE PRINCIPAL WITH EN SUITE
- LOUNGE & DINING ROOM
- KITCHEN/BREAKFAST ROOM
- OFF-ROAD PARKING, DETACHED GARAGE & 8 SOLAR PANELS
- DOWNSTAIRS WC
- FOUR PIECE SUITE BATHROOM
- POPULAR RESIDENTIAL AREA
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO THE CITY CENTRE





OUTSIDE

A stone wall encloses a front forecourt. A private driveway leads to double gates opening to further off-road parking and this leads to a large brick built garage with electric door, power and lighting. Two outbuildings provide useful storage. A south facing terrace perfect for enjoying the views.

LOCATION

Situated in the popular residential area of Hillsborough with an abundance of excellent amenities close-by including supermarkets, shops, butchers, bakers, greengrocers, hairdressers, beauty salons, coffee bars, public houses, restaurants and takeaways. Excellent regular public transport including the Supertram network. Good local schools close by. Hillsborough Park, Courtside at Hillsborough, the library and leisure centre. Easy access to city centre and motorway networks.

MATERIAL INFORMATION

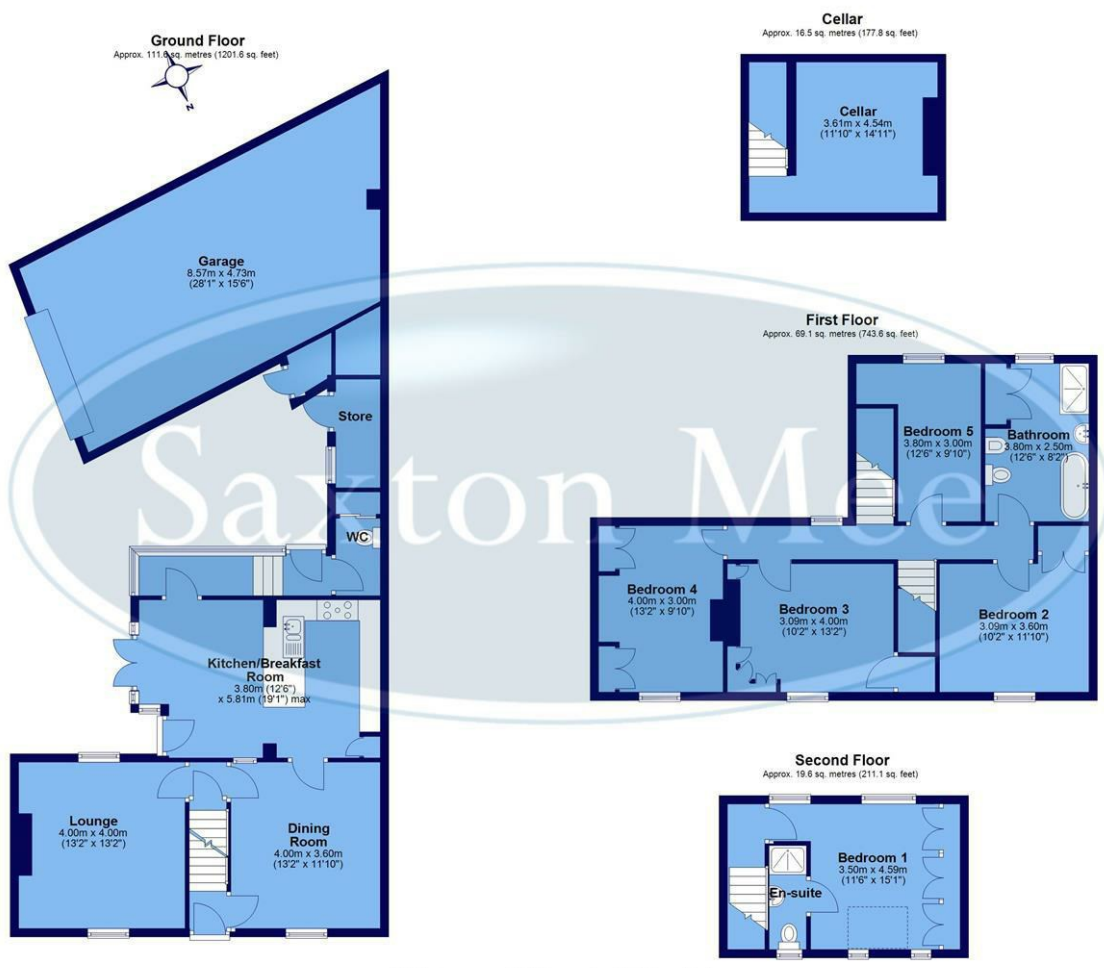
The property is Freehold and currently Council Tax Band B.

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.

Saxton Mee



Total area: approx. 216.8 sq. metres (2334.1 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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-101) A				(81-101) A			
(81-91) B				(61-80) B			
(69-80) C				(51-60) C			
(55-68) D				(39-50) D			
(39-54) E				(21-38) E			
(21-38) F				(11-20) F			
(1-20) G				(1-10) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	62	71	England & Wales	EU Directive 2002/91/EC		