



**Middlewood Road Hillsborough Sheffield S6 1BJ**  
**Offers Around £135,000**



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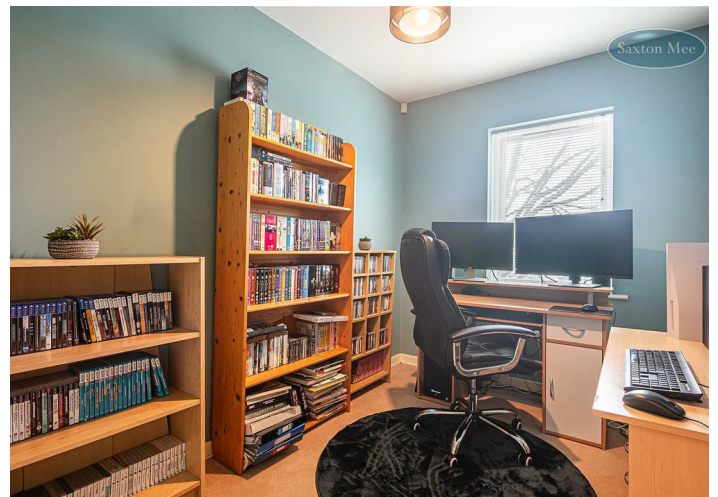
**\*\* ALLOCATED PARKING SPACE \*\*** Situated within this secure gated development with excellent public transport links is this two double bedroom, second floor apartment which benefits from an allocated parking space, uPVC double glazing and gas central heating. There is a communal entrance hall with stairs to all levels.

Tastefully decorated throughout, the living accommodation briefly comprises a private door which opens into the entrance hall with a secure telephone intercom system and a good sized useful storage cupboard. Access into the open plan lounge and kitchen, two bedrooms and the bathroom. The lounge has a uPVC door opening to a Juliet balcony which allows natural light to flow through the room. The kitchen has a range of wall, base and drawer units. A complementary worktop incorporates the sink and drainer. Integrated appliances include an electric oven, four ring hob with extractor above, dishwasher, fridge and freezer along with housing and plumbing for a washing machine. Both bedrooms are double in size, the master benefits from fitted wardrobes. The bathroom has a chrome towel radiator and a three piece suite which includes a bath with new shower, WC and wash basin.

- TWO DOUBLE BEDROOM, SECOND FLOOR APARTMENT
- OPEN PLAN LOUNGE & KITCHEN
- THREE PIECE SUITE BATHROOM
- ALLOCATED PARKING SPACE
- EXCELLENT PUBLIC TRANSPORT LINKS
- EASY ACCESS TO SHEFFIELD CITY CENTRE
- EXCELLENT AMENITIES IN HILLSBOROUGH
- LEISURE CENTRE & PARK







## OUTSIDE

The apartment is found in this secure gated complex with delightful communal areas and well maintained gardens. Allocated parking space. Bike store.

## LOCATION

The property is located in this popular residential area of Hillsborough with excellent public transport including the Supertram Terminus and tram-link bus. Within catchment of good reputable schools and nurseries. Hillsborough Park and Hillsborough Leisure Centre close by. Close to the Middlewood Road shops including Asda. Easy access into Hillsborough itself boasting an abundance of amenities including butchers, bakers, greengrocers, occasion wear clothes shop, beauty salons and Art Gallery. Fairlawns medical centre and dentist, five minutes away.

## MATERIAL INFORMATION

The property is Leasehold with a term of 200 years running from the 1st January 2008.

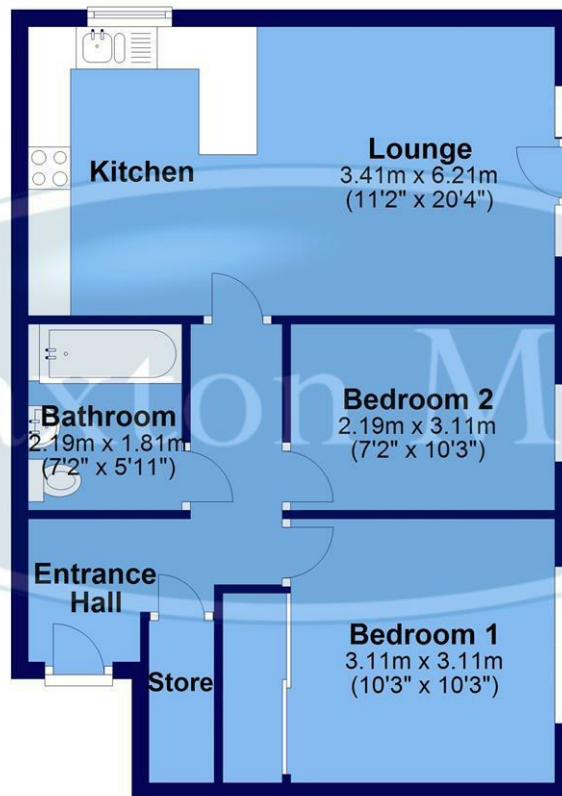
The property is currently Council Tax Band B.

## 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.

Approx. 53.3 sq. metres (574.0 sq. feet)



Total area: approx. 53.3 sq. metres (574.0 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

**Crookes  
Hillsborough  
Stocksbridge**

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