

Saxton Mee



Wynyard Road Hillsborough Sheffield S6 4GB
Guide Price £230,000

St Luke's
Sheffield's Hospice

Wynyard Road

Sheffield S6 4GB

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GUIDE PRICE £230,000-£240,000 ** LOVELY SOUTH FACING REAR GARDEN WITH NO THIRD PARTY ACCESS ** FREEHOLD ** over 1400 sq ft ** Situated in this popular residential area is this much larger than average, stone and bay fronted four bedroom terrace property which benefits from a tanked cellar, uPVC double glazing and Hive control gas central heating. In brief, the well presented and spacious living accommodation comprises: uPVC entrance door which opens into the lounge with a large bay window flooding the room with natural light, while the electric fire is the focal point of the room. Access into the inner lobby and the dining room with attractive flooring. A door then opens into the separate kitchen having a range of wall, base and drawer units with a complementary work surface which incorporate the sink, drainer and the four ring hob with extractor above. Integrated appliances include electric oven, microwave, dishwasher and washing machine. A cupboard houses the boiler. Rear entrance door. From the dining room, a door gives access to the cellar head with steps leading down to the two cellar compartments, one being tanked, the other providing useful storage. From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms. The master benefits from a storage cupboard under the attic stairs, while bedroom two benefiting from fitted wardrobes. Large shower room comprising double shower cubicle, WC and wash basin. A further staircase rises to the second floor and two further attic bedrooms both benefiting from Velux windows.

- **VIEWING IS A MUST!**
- **FANTASTIC, FOUR BEDROOM TERRACE**
- **WELL PRESENTED THROUGHOUT**
- **LOVEY SOUTH FACING REAR GARDEN**
- **GREAT LOCATION**
- **LOCAL AMENITIES & PUBLIC TRANSPORT LINKS**





OUTSIDE

A low wall and wrought iron railing encloses a front forecourt. Shared access leads to the fully enclosed, south facing rear garden which includes a patio, lawn and wooden decked area. Electric charging point (available by separate negotiation).

LOCATION

Situated in this sought after residential area with excellent facilities and schools close by. Middlewood Road shops close-by. School catchment for the OFSTED outstanding rated Malin Bridge Primary School. A short stroll into Hillsborough itself with excellent amenities including butchers, bakers, greengrocers, beauty salons, takeaways and Hillsborough Precinct. Regular public transport links including Supertram. Nearby park and leisure centre. Easy access to Sheffield city centre, central hospitals and universities.

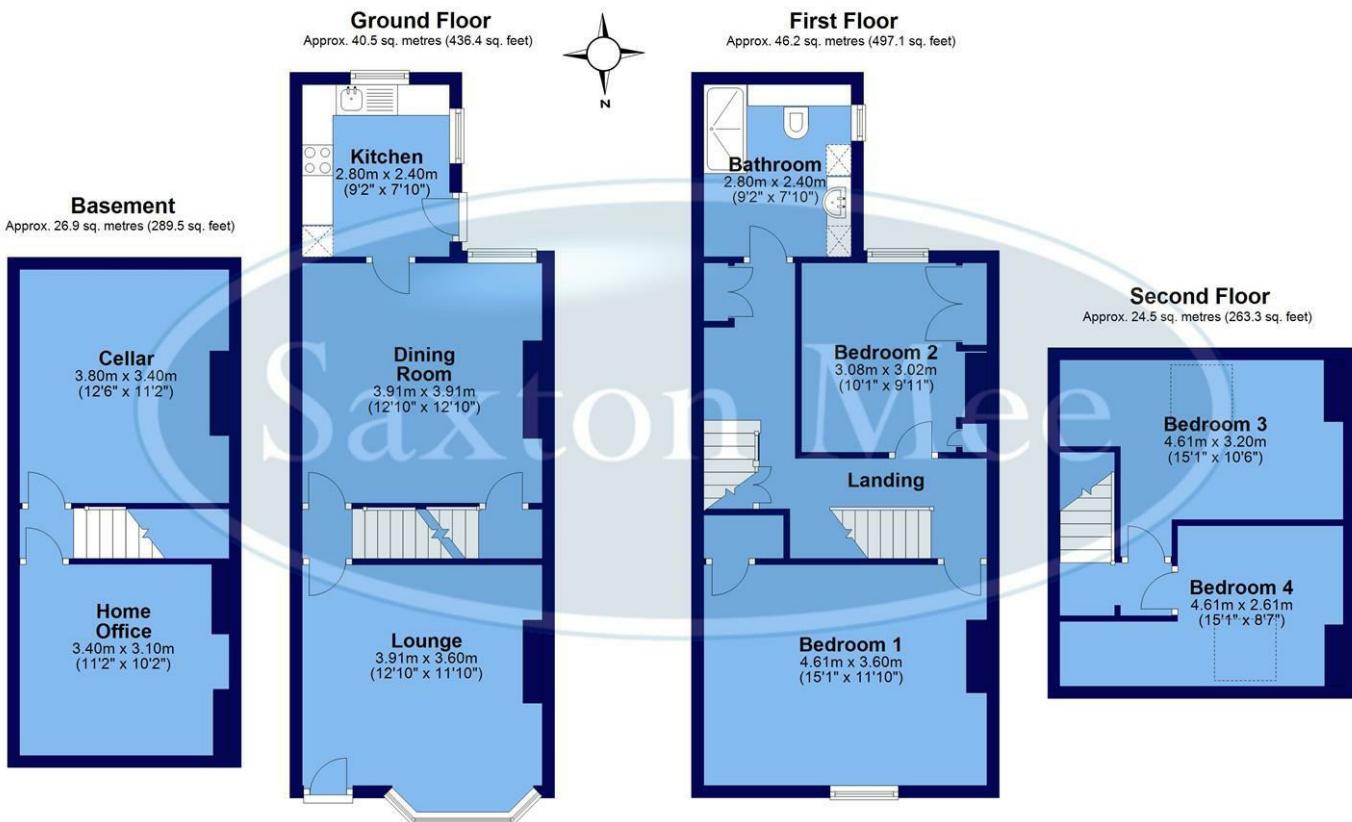
NOTES

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.



Total area: approx. 138.1 sq. metres (1486.3 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Hillsborough
Stocksbridge**

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st luke's
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(A2 plus) A	
(B1-B1) B	
(B2-B9) C	
(D5-D8) D	
(E9-E4) E	
(F1-F8) F	
(G1-G9) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	77
England & Wales	51

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(A2 plus) A	
(B1-B1) B	
(B2-B9) C	
(D5-D8) D	
(E9-E4) E	
(F1-F8) F	
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