



Dudley Road Hillsborough Sheffield S6 1TB  
Offers Around £240,000

## Dudley Road

Sheffield S6 1TB

Offers Around £240,000

Situated near the end of this quiet cul-de-sac position is this spacious, three bedroom, bay fronted semi detached property which benefits from a large double storey extension to the rear, a double-width driveway, a landscaped rear garden, uPVC double glazing and gas central heating. In brief, the well-presented living accommodation comprises of a newly fitted composite entrance door which opens into the entrance hall, access into the lounge with a large bay window filling the room with natural light, the focal point of the room is the electric fire set in the attractive granite surround. A door opens into the dining room/second reception room with a side uPVC entrance door and uPVC French doors opening onto the rear garden making this a bright and airy space, the spacious room has ample seating areas. From the dining area a door gives access into the recently fitted kitchen having a range of wall, base and drawer units with attractive work surfaces incorporating the sink and drainer. Integrated fridge and freezer. Housing and plumbing for a washing machine and housing for the oven with extractor above. From the entrance hall a stair case rises to the first floor landing with access into the partly boarded loft space and the three bedrooms. The master benefiting from a bay window, bedroom two is largely extended and bedroom three benefits from storage cupboards. A superb four piece suite bathroom in addition comprising bath, shower cubicle with electric shower, WC and wash basin.

- VIEWING ESSENTIAL
- LARGELY EXTENDED
- THREE BEDROOMS
- DRIVEWAY
- FULLY ENCLOSED REAR GARDEN





**OUTSIDE**

To the front is a double-width driveway. Access via a gate down the side of the property leads to the fully enclosed, good size rear garden which includes a wooden decked terrace, lawn and patio with fencing to three sides. Garden shed.

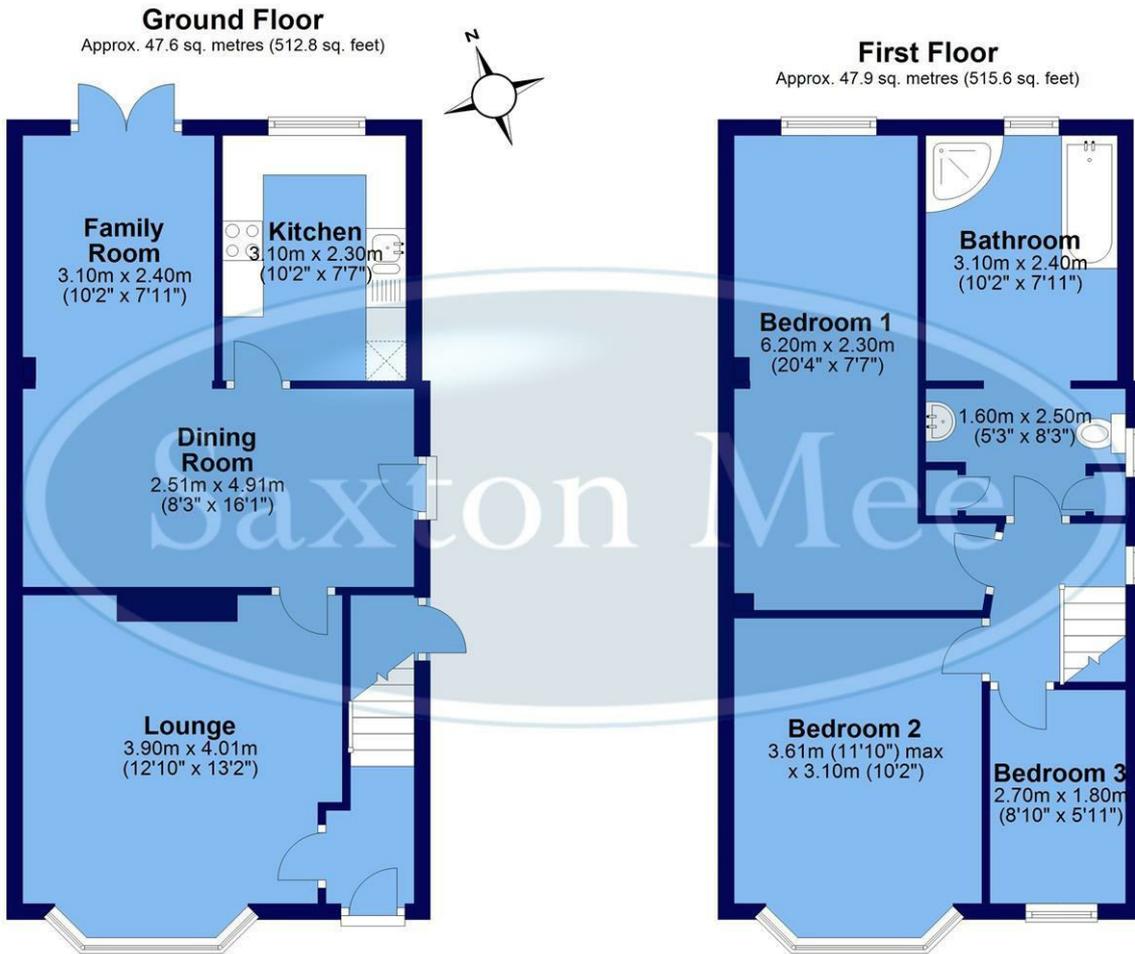
**LOCATION**

Middlewood shops in close proximity, with easy access to Hillsborough Centre providing excellent local amenities. Excellent public transport links including the Supertram. Hillsborough Leisure Centre, Library and Park close-by.

**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. 95.5 sq. metres (1028.4 sq. feet)

**Crookes  
Hillsborough  
Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

