

Saxton Mee



Withens Avenue Hillsborough Sheffield S6 1WE
Price Guide £275,000

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GUIDE PRICE £275,000-£285,000 ** FREEHOLD ** Viewing is essential to appreciate the accommodation on offer of this much larger than average, three large double bedroom bay fronted Villa style terrace which enjoys a fully enclosed garden with no third party access, a host of lovely original features and benefits from gas central heating.

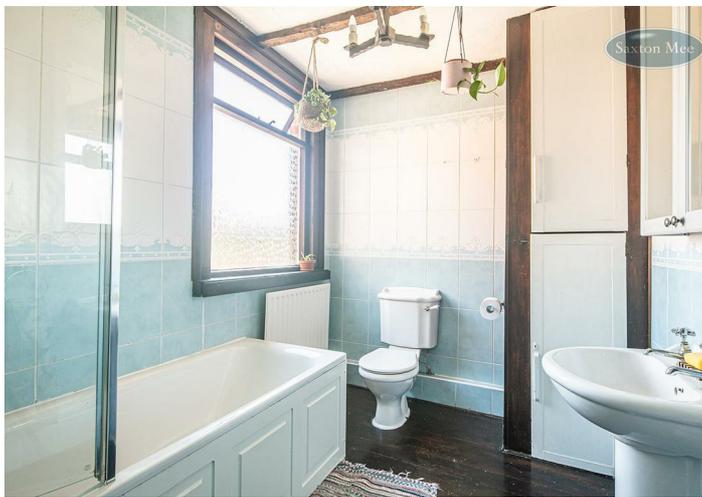
Set over four spacious levels (including the cellar) the living accommodation briefly comprises: enter through the original front door into the entrance hall with the original coving, floor to ceiling cupboards and access into the lounge, a utility area, dining room and kitchen. The lounge has a new uPVC bay window allowing natural light, coving and ceiling rose, while the fireplace is the focal point of the room. The dining room has a cast-iron gas fire. The kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include an electric oven, four ring gas hob with extractor above, dishwasher and fridge. There is a side entrance door and serving hatch into the dining room. The under stair utility area has plumbing for a washing machine. Stairs descend to the cellar.

From the entrance hall, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The principal bedroom is a fantastic size and has a bay window with window seat, a cast-iron fire and ample space for furniture. Bedroom two is a good sized double to the rear aspect and again has a cast-iron fire. The bathroom has cupboards which houses the gas boiler and a three piece suite including bath with overhead shower, WC and wash basin.

A further staircase rises to the second floor and large attic bedroom three with eaves storage and a fitted wardrobe.

- THREE LARGE DOUBLE BEDROOM VILLA STYLE TERRACE
- LOVELY ORIGINAL FEATURES
- LOUNGE WITH NEW uPVC BAY WINDOW
- DINING ROOM & KITCHEN
- THREE PIECE SUITE BATHROOM
- FULLY ENCLOSED GARDEN WITH NO THIRD PARTY ACCESS
- SOUGHT-AFTER LOCATION
- AMENITIES & SCHOOLS CLOSE-BY
- EXCELLENT PUBLIC TRANSPORT LINKS INCLUDING THE SUPERTRAM
- IDEAL FAMILY HOME





OUTSIDE

To the front a low wall encloses a forecourt which sets the property back from the road. Shared access leads to a gate which opens to the fully enclosed garden which has no rights of access and includes a brick built outhouse with working WC, a further brick built outhouse for useful storage, seating area and garden area with a planted border

LOCATION

Situated in this sought after residential area with excellent facilities and schools close by. Middlewood Road shops including a Costa and Asda supermarket. A short journey 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.

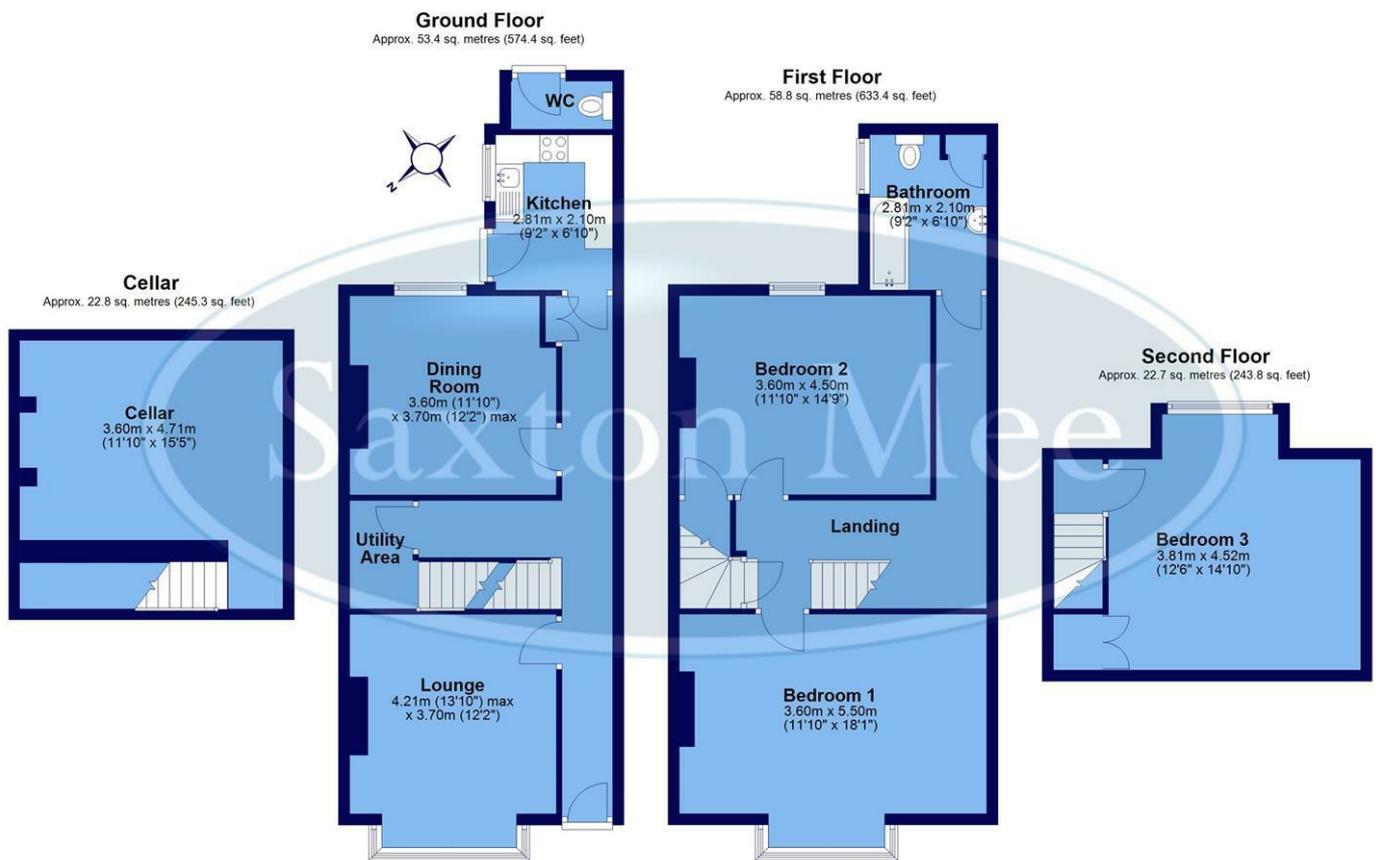
MATERIAL INFORMATION

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.



Total area: approx. 157.7 sq. metres (1697.0 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
Very energy efficient - lower running costs	(92-101) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		61	78
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-101) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		57	75
	EU Directive 2002/91/EC		