

Saxton Mee



Cotswold Road Hillsborough Sheffield S6 4QZ
Guide Price £325,000

Cotswold Road

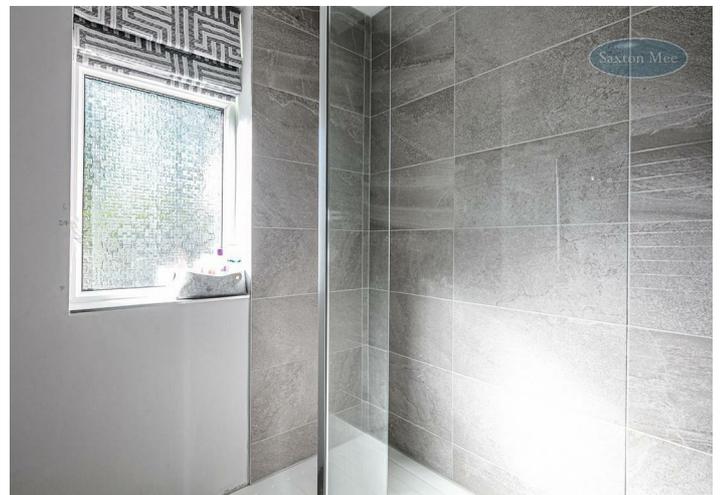
Sheffield S6 4QZ

Guide Price £325,000

**** IDEAL FAMILY HOME ** FREEHOLD **GUIDE PRICE £325,000 - £350,000**** Situated on this attractive tree-lined road in this popular residential area is this extended, three bedroom, semi detached property which enjoys a delightful rear garden and benefits from a driveway, garage, uPVC double glazing, a recently fitted gas boiler (July 2019) and gas central heating. In brief, the spacious and well presented living accommodation comprises: a front entrance door opens into the entrance hall with access to the downstairs WC. A door opens to the dining room with a large bay window filling the room with natural light. From the entrance hall access to the well proportioned lounge, the focal point of the room is the cast iron stove set in the fireplace, French doors with windows either side open onto the rear garden and make this a bright and airy space. Separate kitchen having a modern range of wall, base and drawer units with soft closing drawers. Integrated double electric oven, four ring hob and extractor. Access into the garage which benefits from a utility room. From the entrance hall a staircase rises to the first floor landing with access into the boarded loft space and the three bedrooms, the superb master benefiting from a range of fitted furniture. Modern shower room comprising double shower cubicle and separate WC.

- VIEWING IS A MUST
- THREE BEDROOMS
- DOWNSTAIRS WC & UTILITY
- WELL PRESENTED & EXTENDED ACCOMMODATION
- DELIGHTFUL REAR GARDEN
- DRIVEWAY & GARAGE





OUTSIDE

To the front is a driveway providing ample off road parking. To the rear is a delightful garden which includes a patio, wooden decked terrace, lawn garden with an array of plants and shrubs.

LOCATION

Situated in this popular residential area of Hillsborough with excellent local amenities close-by including butchers, bakers, greengrocers, hairdressers, pubs, restaurants and takeaways. Excellent public transport including the Supertram. Easy access to Hospitals, Universities, Sheffield City Centre and motorway links.

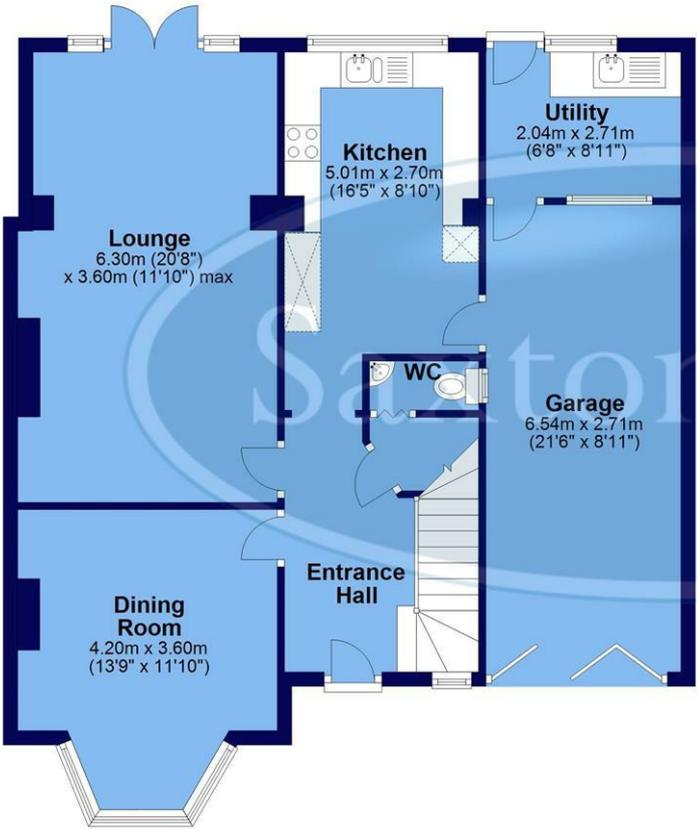
VALUER

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.

Ground Floor

Approx. 83.8 sq. metres (901.9 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.2 sq. feet)



Total area: approx. 126.4 sq. metres (1361.0 sq. feet)

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Hillsborough
Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-101)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		
		67	82
England & Wales		EU Directive 2002/91/EC	

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