



Bickerton Road Hillsborough Sheffield S6 1SG
Offers Around £145,000

St Luke's
Sheffield's Hospice

Bickerton Road

Sheffield S6 1SG

Offers Around £145,000

A well presented, stone fronted, three good size bedroom terrace property which enjoys a fully enclosed rear garden with no third party access and benefits from an open plan extended kitchen diner, uPVC double glazing and gas central heating throughout. In brief, the living accommodation comprises of a front composite entrance door which opens into the lounge, the focal point of the room is the modern gas fire. A door opens into the inner lobby, while a further door opens into the kitchen diner which extends into the off shot kitchen area which has a range of wall, base and drawer units with attractive work surfaces incorporating the sink, drainer and the four ring gas hob with extractor above. Integrated double electric oven, housing and plumbing for a washing machine, space for fridge and freezer. Rear composite entrance door opening onto the garden. A further door gives access to the cellar head with steps leading down to the cellar being of similar size to the lounge. From the inner lobby a staircase rises to the first floor with access into the two bedrooms, the master benefiting from a large storage cupboard under the attic stairs, while bedroom two goes over the off shot kitchen area. Bathroom with a white three piece suite comprising bath with overhead shower, WC and wash basin. Attic double bedroom three.

- VIEWING RECOMMENDED
- WELL PRESENTED ACCOMMODATION
- FULLY ENCLOSED REAR GARDEN WITH NO THIRD PARTY ACCESS
- THREE GOOD SIZE BEDROOMS
- EXTENDED KITCHEN/DINER





OUTSIDE

Shared access leads to a gate opening to the fully enclosed rear garden which benefits from no third party access mostly laid to lawn with artificial grass and includes a patio and brick built outbuilding with working WC.

LOCATION

Situated in the popular residential area of Hillsborough. Excellent local amenities close by including Asda and Sainsbury's Supermarkets. Amenities on Middlewood Road including Costa Coffee. Good public transport links. Hillsborough Park, leisure centre and library. Hillsborough Precinct a short journey.

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.

20 BICKERTON ROAD

APPROXIMATE GROSS INTERNAL AREA = 89.3 SQ M / 961 SQ FT (EXCLUDING EAVES)

CELLAR = 16.2 SQ M / 174 SQ FT

TOTAL = 105.5 SQ M / 1135 SQ FT

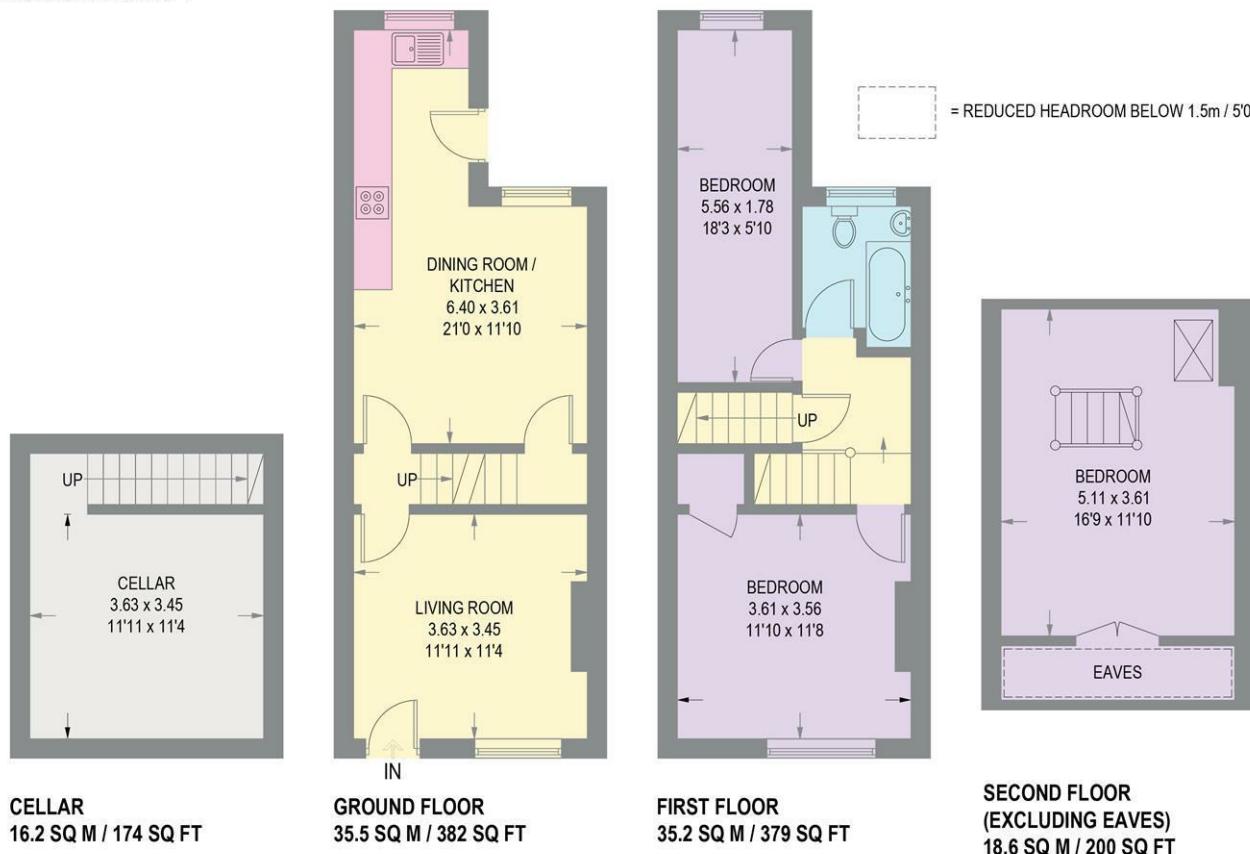


Illustration for identification purposes only, measurements are approximate, not to scale.

**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



onTheMarket.com

st luke's
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A) plus	A
(B)	B
(C)	C
(D)	D
(E)	E
(F)	F
(G)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	83
England & Wales	57

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions (A) plus	A
(B)	B
(C)	C
(D)	D
(E)	E
(F)	F
(G)	G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	