Saxton Mee

Burrowlee Road Hillsborough Sheffield S6 2AT
Guide Price £200,000

St Luke's
Sheffield's Hospice

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GUIDE PRICE £200,000-£210,000 ** NO CHAIN ** SOUTH FACING REAR GARDEN **Situated on this quiet residential road is this three double bedroom terrace property which enjoys a south facing rear garden and benefits from extending over the passageway, uPVC double glazing and gas central heating. Conveniently located just a short distance from Hillsborough Park in a residential suburb, this property benefits from its proximity to local schools, Hillsborough shopping facilities, and public transport, including the Supertram.

Neutrally decorated throughout, the spacious living accommodation briefly comprises: enter via a front uPVC door into the lounge with a front bay window allowing natural light and a feature fireplace, which is the focal point of the room. A door then opens into an inner lobby with access into the dining room, which again has a feature fireplace and flows into the kitchen. The kitchen has a range of units with a contrasting worktop which incorporates the sink and drainer. There is an integrated electric oven, a four ring hob with extractor above along with housing and plumbing for a washing machine, space for a fridge freezer and a uPVC entrance door. From the dining room, there is access to the cellar head with steps descending the cellar which offers useful storage.

From the inner lobby, a staircase rises to the first floor landing with access into two bedrooms and the bathroom. The principal is an excellent double with a cupboard under the stairs and ample space for furniture. Double bedroom two is to the rear aspect and has a cupboard which houses the gas boiler. The bathroom has a white three piece suite including bath with electric shower, WC and wash basin.

A further staircase rises to the second floor and attic bedroom three which has a Velux window and eaves access.

- THREE DOUBLE BEDROOM TERRACE PROPERTY
- LOUNGE WITH BAY WINDOW
- DINING ROOM & KITCHEN
- CELLAR
- THREE PIECE SUITE BATHROOM
- SOUTH FACNG REAR GARDEN
- QUIET RESIDENTIAL ROAD
- CLOSE TO SHOPS, PUBS & CAFES
- CLOSE TO HILLSBOROUGH PARK
- GREAT TRANSPORT LINKS

OUTSIDE
To the front is a garden area which sets the property back from the road. Shared access leads to the south facing rear garden which has a patio, slate chipped area and lawned area.

LOCATION
Hillsborough Park, excellent schools, and easy access to stunning surrounding countryside and the city centre. The high street is Middlewood Road, here there is an incredible variety of shops, cafes, butchers and greengrocers alongside national brands like Boots and B&M. Hillsborough also offers a range of well established bars and Award Winning restaurants. You can also leave the car for any trips to the city centre or Meadowhall with the Supertram stops at Hillsborough Park, Hillsborough and Malin Bridge.

The residents of Hillsborough are spoilt when it comes to greenspace, Hillsborough Park has enough to entertain kids of all ages with a large playground, new Courtside sports facility with padel courts, tennis courts and cafe. A short drive away there is a fantastic array of beautiful countryside places to enjoy a walk, bike ride or a jog, there is Damflask, Agden, Broomhead, More Hall and Langsett Reservoirs, Low Bradfield, Loxley Valley and Dungworth with the famous Our Cow Molly Ice Cream Parlour.

MATERIAL INFORMATION
The property is Leasehold with a term of 800 years running from the 25th March 1870 (644 years remaining).
The property is 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.

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Total area: approx. 114.8 sq. metres (1235.7 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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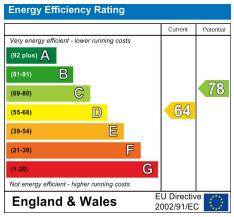

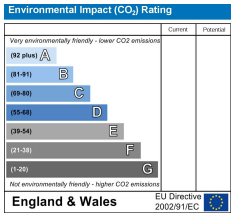

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