

Saxton Mee



Shepperson Road Hillsborough Sheffield S6 4FG  
Guide Price £275,000



# Shepperson Road

Sheffield S6 4FG

**Guide Price £275,000**

PRICE GUIDE £275,000-£300,000 \*\* FULLY RENOVATED THROUGHOUT \*\* NO CHAIN \*\*A fantastic opportunity has arisen to acquire this larger than average, three good size bedroom, stone and double-fronted semi-detached property ideally located on this tree-lined road in the heart of Hillsborough, within easy access of excellent public transport links including the Supertram. The property enjoys a south facing, landscaped rear garden and benefits from off-road parking for three cars, uPVC double glazing and gas central heating. In brief, the living accommodation comprises of composite entrance door which opens into the entrance hall with a Velux window allowing lots of natural light. Access to the open plan lounge/dining room with a large bay window to the front, side-facing uPVC window and uPVC French doors to the rear which fill the room with natural light. The focal point being the cast iron multi-fuel stove. A sliding pocket door leads into the separate kitchen having a range of wall, base and drawer units with work surfaces and stainless-steel sink. Integrated pull out storage and appliances including dishwasher and fridge. Side uPVC entrance door. A pocket door opens to a pantry and further double doors open to steps which lead down to the cellar. Accessed from the entrance hall and kitchen is the second reception room. From the entrance hall a staircase rises to the first-floor landing with access via pull-down loft ladders into occasional loft room/study which benefits from storage, lighting and electric. Storage cupboard housing the modern gas boiler and plumbing for a washing machine. Three good size bedrooms, the master benefiting from a storage cupboard over the stairs. Modern and contemporary bathroom with attractive tiling to walls and floor, large towel radiator and a three-piece suite comprising whirlpool bath with shower and body jets, WC and wash basin.

- VIEWING ESSENTIAL
- SPACIOUS ACCOMMODATION
- OFF ROAD PARKING
- THREE GOOD SIZE BEDROOMS
- SOUTH FACING LANDSCAPED REAR GARDEN WITH STORAGE OUTBUILDING
- FULLY RENOVATED THROUGHOUT





**NOTES**

Smoke/fire and intruder alarms, CCTV and Cat5 network cabling installed. Both living rooms are wired for surround sound, and bathroom has ceiling mounted speakers, all controlled from a built-in cupboard within dining area.

**OUTSIDE**

To the front is a low wall and access to the front entrance door. A gravelled drive to the side provides off road parking for three cars. Landscaped rear garden including a decked terrace, artificial lawn and garden pond. Large outbuilding. There is potential to create further outside space i.e. garage/summer house.

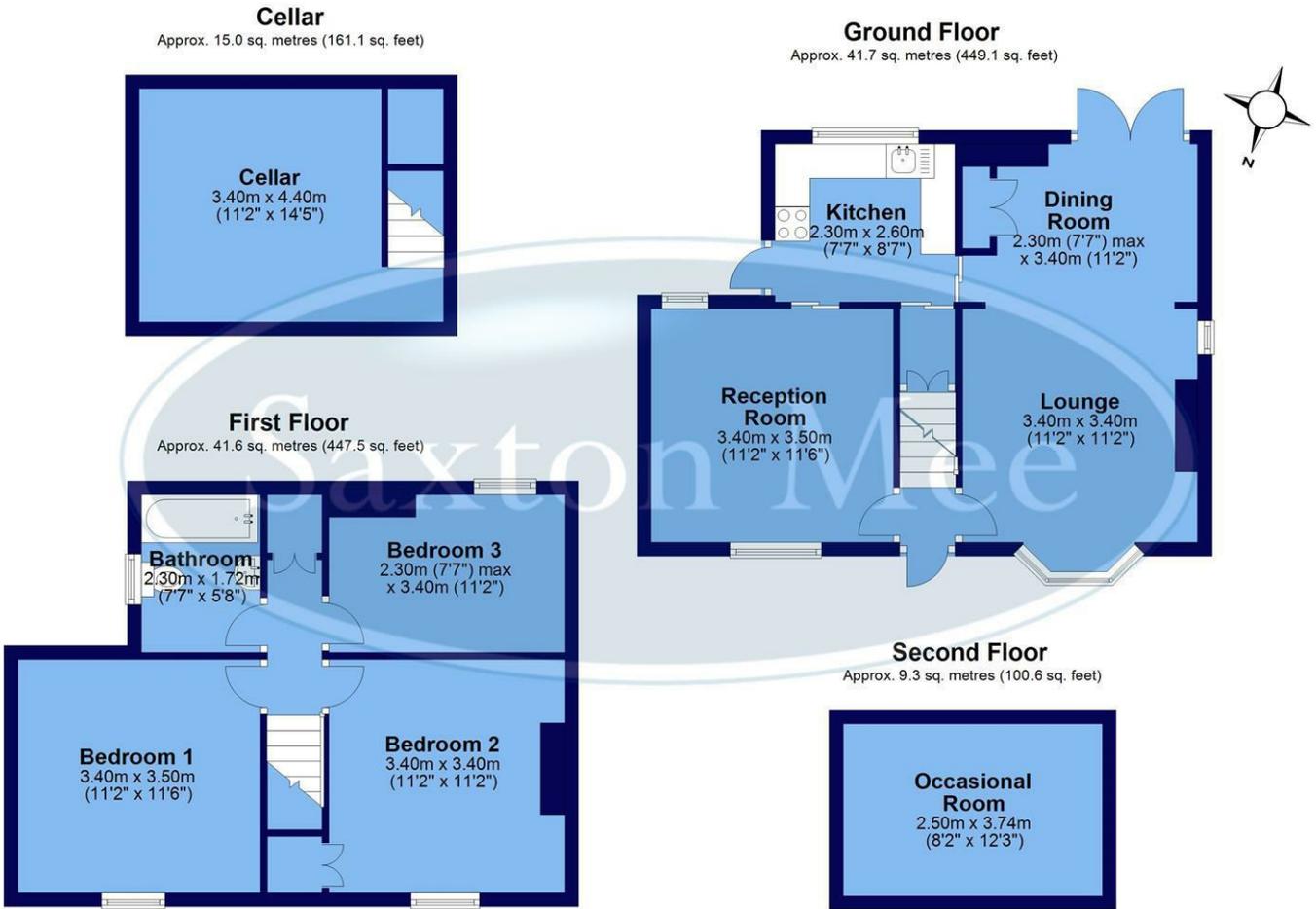
**LOCATION**

Located in the popular residential area of Hillsborough close to excellent local amenities including shops, bars, restaurants and banks etc. A short walk to Hillsborough park and the leisure centre. Regular public transport links including the Supertram. Good local schools.

**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. 107.6 sq. metres (1158.3 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		70	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		71	85