

Saxton Mee



Carlton Road Hillsborough Sheffield S6 1WS
Guide Price £260,000



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GUIDE PRICE £260,000-£270,000 Situated in this highly popular residential area is this stone and bay fronted, larger than average four bedroom, two bathroom terrace property which benefits from fully going over the passageway and no third party access over the rear garden. There is a fantastic array of local amenities, independent shops, and trendy cafes. With the beautiful green spaces of Hillsborough Park just a stone's throw away and excellent transport links - including the Supertram - right on your doorstep.

Set over four spacious levels, the living accommodation briefly comprises: enter via a side door into the entrance lobby with access into the lounge and the dining room. The lounge has a large bay window, an attractive fireplace and original coving to ceiling. The dining room again has a feature fireplace, original coving to ceiling and picture rail. There is access to the cellar head with steps descending to the cellar which offers useful storage. From the dining room, a door opens into the largely extended kitchen/breakfast room which has a range of units with contrasting worktops and a breakfast bar. Integrated appliances include a double electric oven, four ring hob with extractor above along with housing and plumbing for a washing machine, tumble dryer, fridge and freezer. There are dual aspect windows and a side stable entrance door.

From the entrance lobby, a staircase rises to the first floor landing with a cast-iron fireplace. There you will find two bedrooms and a bathroom. The principal bedroom goes the full width of the property and has fitted wardrobes and a cast-iron fireplace. Bedroom two has a storage cupboard under the attic stairs. The bathroom has a freestanding bath, WC, wash basin and an exposed brick chimney breast.

A further staircase rises to the second floor landing with space for a study area and a Velux window. There are two further bedrooms, both having Velux windows and eaves access. Shower room in addition.

- EARLY VIEWING ADVISED
- FOUR BEDROOM, TWO BATHROOM TERRACE PROPERTY
- NO THIRD PARTY ACCESS OVER THE REAR
- LARGELY EXTENDED KITCHEN
- LOUNGE & DINING ROOM
- CELLAR PERFECT FOR STORAGE
- FAMILY BATHROOM
- HIGHLY POPULAR RESIDENTIAL AREA
- CLOSE TO AMENITIES, SCHOOLS & TRANSPORT LINKS INCLUDING THE SUPERTRAM
- EASY ACCESS TO THE CITY CENTRE





OUTSIDE

A low stone wall encloses a front forecourt setting the property back from the road. A shared path leads to a gate which opens into the fully enclosed rear garden which has an Indian stone flagged patio and a Pergola. Access to crawling space under the kitchen which provides useful storage.

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 job, 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.

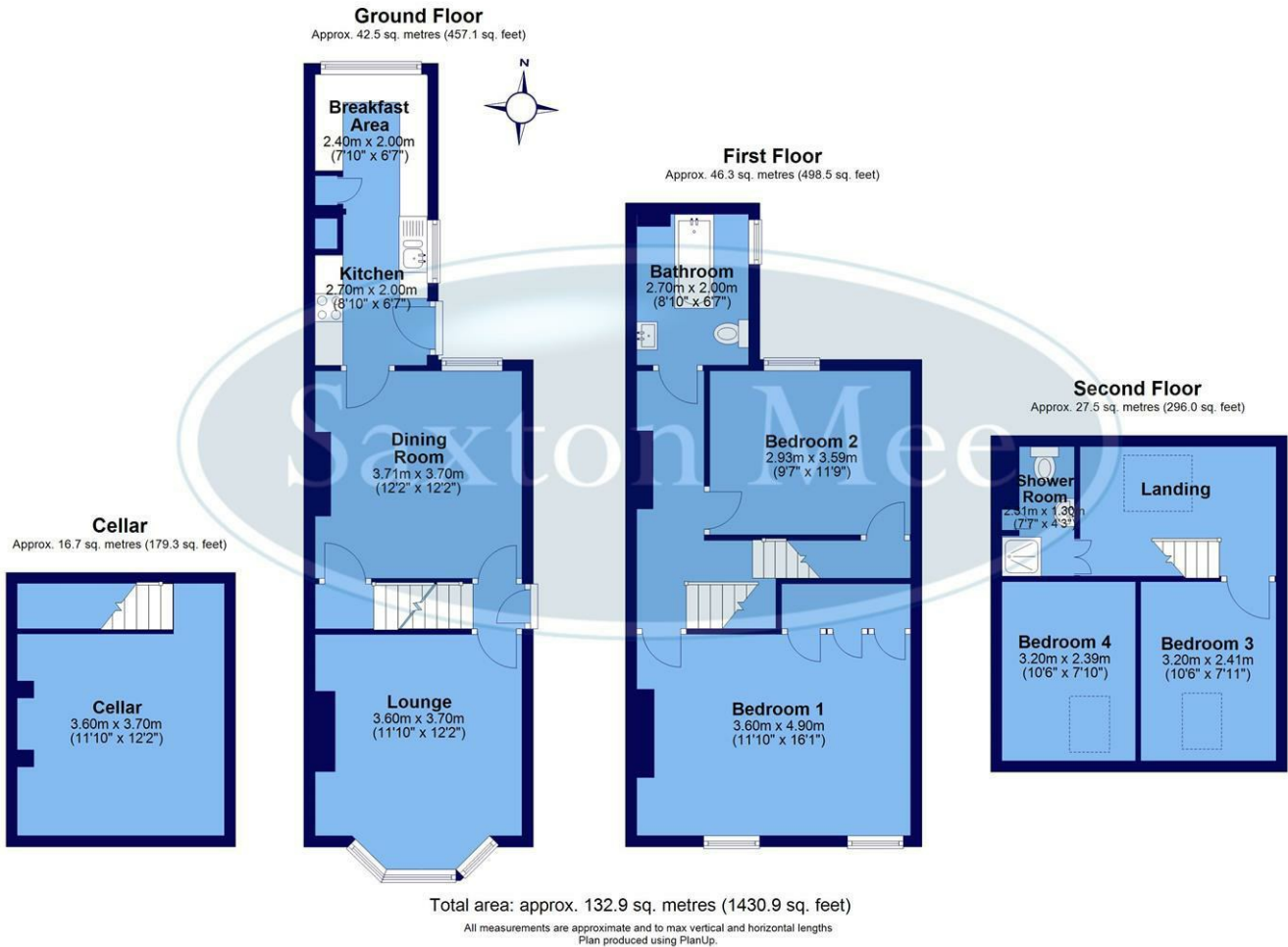
MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 25th March 1904 (678 years remaining). The property is 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.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
63	76	62	74
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	