

Saxton Mee



Garry Road Hillsborough Sheffield S6 4FR
Guide Price £300,000

St Luke's
Sheffield's Hospice

Garry Road

Sheffield S6 4FR

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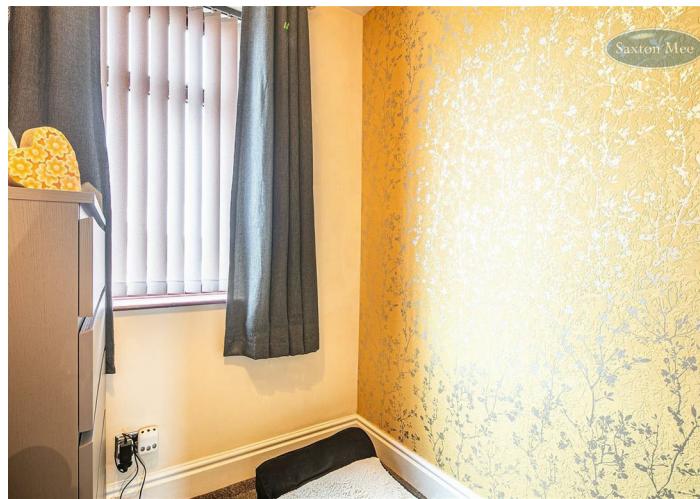
GUIDE PRICE £300,000 - £325,000 ** FREEHOLD ** SOUTH FACING REAR GARDEN ** DETACHED GARAGE ** Situated on this popular residential road is this three bedroom, bay fronted semi detached property which enjoys a lovely landscaped rear garden and benefits from a detached garage, hardwood double glazing, a new boiler and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises front composite door which opens into the entrance hall with under stair storage cupboard. Access into the lounge, dining room and kitchen. The lounge has a bay window to the front allowing natural light and attractive flooring, while the gas fire set in an attractive surround is the focal point of the room. The dining room has uPVC French doors opening onto the rear garden. The kitchen has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include fridge, freezer, electric oven and a four ring hob with extractor above along with housing and plumbing for a washing machine and the gas boiler.

From the entrance hall, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The master bedroom is to the front of the property and has fitted wardrobes and space for furniture. Double bedroom two is to the rear and again benefits from fitted wardrobes. Bedroom three is to the front aspect and has a fitted cupboard. The bathroom has access into the loft space and comes with a four piece suite including shower cubicle, bath, WC and wash basin.

- EARLY VIEWING ADVISED
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- THREE BEDROOMS
- FOUR PIECE SUITE BATHROOM
- LOUNGE, DINING ROOM & KITCHEN
- SOUTH FACING REAR GARDEN
- DETACHED GARAGE
- EXCELLENT LOCATION
- AMENITIES, SCHOOLS & TRANSPORT LINKS CLOSE-BY
- EASY ACCESS TO SHEFFIELD CITY CENTRE, UNIVERSITIES & HOSPITALS





OUTSIDE

A low wall encloses the front planted garden. A gate gives access to a newly laid Resin path that leads down the side of the property to the fully enclosed, south facing rear garden. The garden gives good privacy with a mature hedgerow and is mostly laid to lawn with a patio and planted border. Access to the garage from the rear garden and off Upwood Road.

LOCATION

Situated in this sought after residential area with excellent facilities and schools close by. Middlewood Road shops close-by. A short stroll into Hillsborough itself with excellent amenities including butchers, bakers, greengrocers, beauty salons, takeaways and Hillsborough Precinct. Regular public transport links including Supertram. Nearby park and leisure centre. Easy access to Sheffield city centre, central hospitals and universities.

MATERIAL INFORMATION

The property is Freehold and 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.



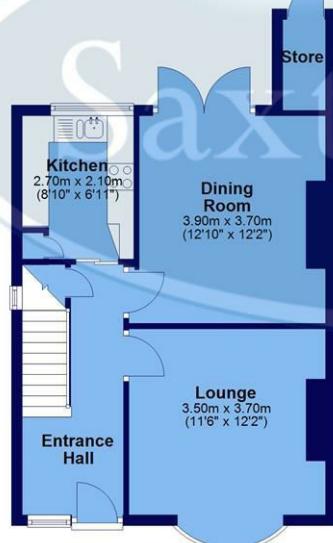
Ground Floor

Main area: approx. 44.5 sq. metres (479.3 sq. feet)
Plus garages, approx. 20.1 sq. metres (216.9 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.3 sq. feet)



Main area: Approx. 87.3 sq. metres (939.6 sq. feet)

Plus garages, approx. 20.1 sq. metres (216.9 sq. feet)

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

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st luke's
Sheffield's Hospice

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs (A1 plus) A	85
(B1-B4) B	71
(C5-C8) C	71
(D9-D11) D	71
(E12-E14) E	71
(F15-F18) F	71
(G19-G21) G	71
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions (A1 plus) A	83
(B1-B4) B	69
(C5-C8) C	69
(D9-D11) D	69
(E12-E14) E	69
(F15-F18) F	69
(G19-G21) G	69
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC