

Saxton Mee



Withens Avenue Hillsborough Sheffield S6 1WE
Offers Over £300,000

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**** DECEPTIVELY SPACIOUS **** A much larger than average, four bedroom, two bathroom, stone fronted Victorian terrace property which benefits from accommodation going over the passageway. The property enjoys a fully enclosed rear garden and also benefits from uPVC double glazing and gas central heating. In brief, the living accommodation comprises: entrance hall having Karndean flooring which continues into the lounge. The focal point of the room is the stunning open fire with cast iron surround. A large bay window fills the room with natural light. Family room again with Karndean flooring, gas fire and double doors opening onto a terrace. Inner lobby. Steps lead down to the lower ground floor. The heart of the house is the fabulous, modern and contemporary dining kitchen having a range of wall, base and drawer units. Integrated appliances include electric oven, microwave, dishwasher, hot plate, five gas ring hob. A sky light over the dining area and four bi-fold doors open onto the rear garden. Storage room off with a wash basin (plumbing for WC if required). Utility room with housing and plumbing for a washing machine, tumble dryer and fitted cupboards. Multipurpose room with potential to be used as a home office, gym or cinema room. First floor: two bedrooms, the master benefiting from an en suite shower room and a large bay window filling the room with natural light. Bathroom in addition with a white suite and comprising of bath with overhead shower, WC and wash basin. Second floor: two further bedrooms, both benefiting from eaves storage and bedroom two benefiting from a large dormer window.

- VIEWING ESSENTIAL
- IDEAL FAMILY HOME
- SUPERB KITCHEN
- SPACIOUS ACCOMMODATION
- NO RIGHTS OF ACCESS OVER THE REAR





OUTSIDE

A low wall encloses the front forecourt and sets the property back from the road. A gate gives access to a shared passageway which leads to a wooden gate and opens onto the fully enclosed rear garden with no rights of access and includes an artificial lawn, patio and garden shed.

LOCATION

Situated in this sought after residential area with excellent facilities and schools close by. Middlewood Road shops including a Costa and Asda supermarket. A short journey 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.

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. 193.6 sq. metres (2083.7 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate.
Plan produced using PlanUp.

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