

# Saxton Mee



**Winn Gardens Hillsborough Sheffield S6 1UF**  
**Price Guide £100,000**

## Winn Gardens

Sheffield S6 1UF

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GUIDE PRICE £100,000-£110,000 \*\* FREEHOLD \*\* Offered for sale with NO CHAIN and situated near the end of this quiet cul-de-sac position, ideally located for Hillsborough and with excellent public transport links close by including the Supertram is this three bedroom terrace property which benefits from off road parking, a garage, uPVC double glazing and gas central heating throughout. In brief, the living accommodation comprises: a uPVC entrance door opens into the entrance hall. Three storage cupboards. Downstairs WC. Good size, open plan lounge/dining room with a uPVC door giving access onto the rear garden. Separate kitchen having a range of wall, base and drawer units. Housing for a cooker, plumbing for a washing machine and space for a fridge freezer. First floor: large storage room. Cupboard housing the modern gas boiler. Three good size bedrooms. Bathroom with a white suite and comprising bath, WC and wash basin.

- NO CHAIN
- QUIET CUL DE SAC POSITION
- EXCELLENT PUBLIC TRANSPORT LINKS
- THREE BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- GARAGE





**OUTSIDE**

Situated at the end of this cul-de-sac position with off road parking. Gates open to a garage with roller door. Blocked paved front. To the rear a fully enclosed rear garden which includes a patio and lawn. Greenhouse.

**LOCATION**

Ideally located with excellent public transport links and Supertram close by. Amenities on the door step including local shops. Asda a short walk away. Excellent amenities in Hillsborough including bakers, greengrocers, butchers, beauty salons, takeaways, cafes, public houses and restaurants. Hillsborough Leisure Centre, Library and Park a short journey away. Easy access into Sheffield City Centre. 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. 105.7 sq. metres (1138.2 sq. feet)

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Hillsborough  
Stocksbridge**

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



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>		
Very energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	83

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			
England & Wales		EU Directive 2002/91/EC	58