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**The Willows,  
Hillsborough,  
Sheffield,  
S6 1BJ**





**A stylish apartment in an enviable Hillsborough development: The Willows.**

Featuring practical allocated parking and a substantial open-plan living space in this secure gated development, this 2-bed is not one to miss.







### **Time to explore.**

The Willows lies on the northern edge of the community of Hillsborough along the ever-popular Middlewood Road. This spot in North Sheffield affords you numerous benefits, ranging from abundant amenities to great connections. From this spot you benefit from not only Penistone Road (A61), but also excellent bus and SuperTram services into the heart of the city and right out to the exquisite Peak District. This gives you the freedom to venture wherever you want with real ease. Another appeal is the stunning natural beauty on offer, something rare for somewhere so accessible. Hillsborough Park, for example, is located mere minutes away. Within this stunning parkland you will find a charming library, sports facilities, a duck pond, and even a walled garden. There is also some spectacular woodland nearby and the Rivers Loxley and Rivelin within easy reach. Hillsborough is packed with other attractions too. Whether it's shopping or dining, Hillsborough has a wealth of choice. For football fans, there is even the beloved Sheffield Wednesday Stadium mere minutes away. The Willows development boasts convenient allocated parking, making this a prime position for an easy commute.







## Step inside your new home.

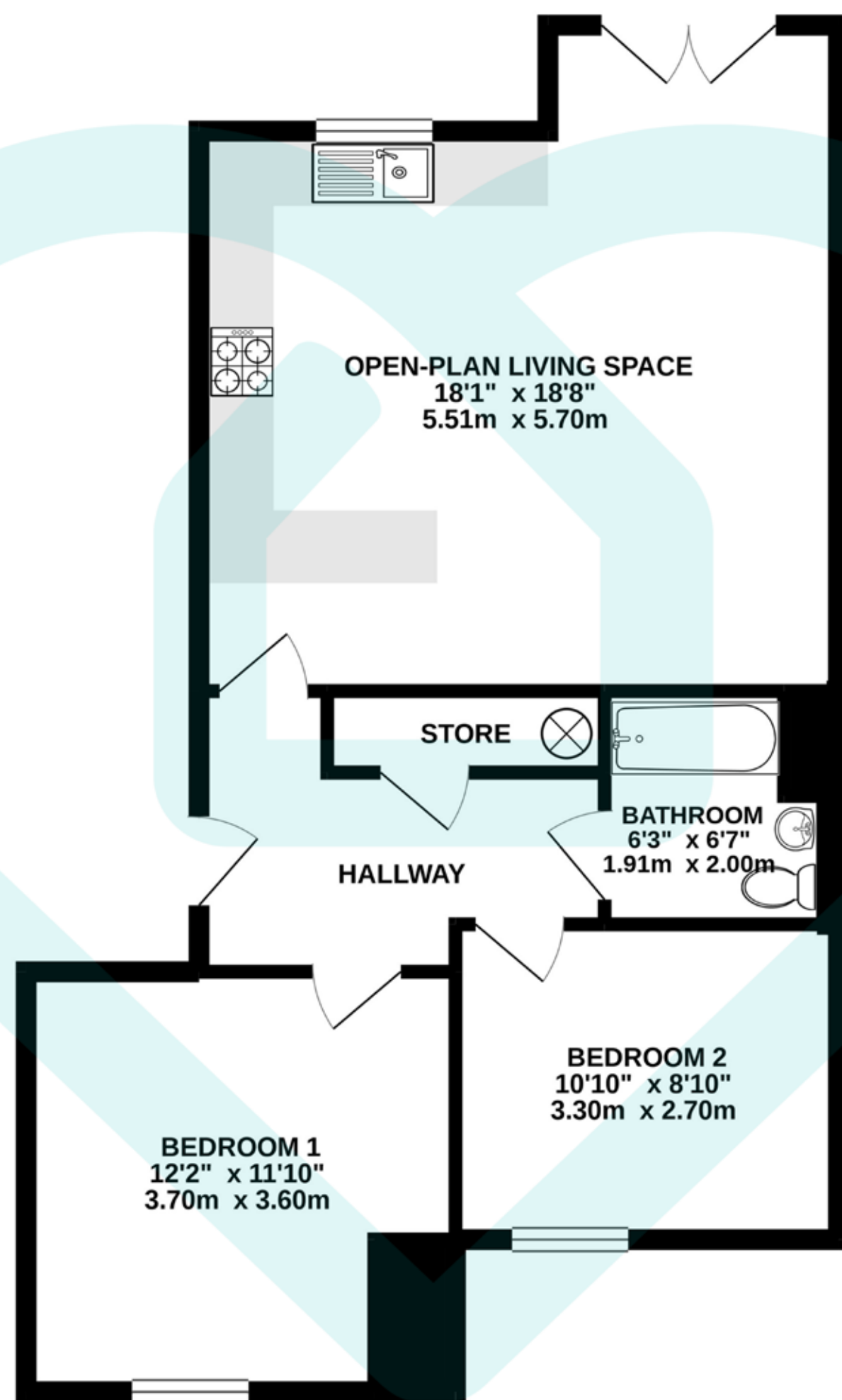
The Willows occupies a favourable ground floor position in its charming red-brick development, making it a highly accessible home. It opens into a smart hallway with a store cupboard containing the boiler, hanging space, and additional shelving. From this spot, all other rooms in the property are accessible. There are two generous double bedrooms, well-maintained in tasteful neutral décor. Both rooms are a fantastic blank canvas for adding your own personality. The family bathroom boasts a pristine three-piece suite with attractive tiling, a mirrored bathroom cabinet for storing toiletries, and a practical shower above the bathtub. Completing the floorplan is an extensive open plan living space, featuring a generous breakfast kitchen. The kitchen boasts ample worktops and storage with modern appliances and a long breakfast bar for flexible dining. The remainder of the room leaves ample space for comfy seating, entertainments, and even a more formal dining set. French doors open out to the development, turning this into a wonderfully airy space in warm summer weather. The rear outlook on the other side of the apartment is quiet and private, creating a peaceful atmosphere for both bedrooms.











TOTAL FLOOR AREA : 661 sq.ft. (61.4 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement.  
We always recommend viewing in person to confirm the exact floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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