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morfittsmith

Minto Road,  
Hillsborough,  
Sheffield,  
S6 4GL



**A delightful example of a 3-bed home in leafy Hillsborough: Minto Road.**

Boasting a lengthy green garden and a bright attic bedroom, this charming mid-terrace will be the envy of all.





### **Time to explore.**

Minto Road occupies a fantastic position in Hillsborough, mere minutes from Middlewood Road and the popular Hillsborough Park. Hillsborough is a north-west suburb that remains one of the most popular communities in Sheffield. It has many of the advantages of urban and suburban living, for example reliable transport links via bus, SuperTram and Penistone Road (A61.) This makes commuting from Minto Road a breeze. There is also a great range of local amenities, including extensive shopping and dining options and a range of conveniences. Hillsborough also offers an easy trip into the city centre, leaving you spoiled for choice of entertainments. Green spaces are easy to find too, most notably the majestic Hillsborough Park. The gorgeous green space offers a number of welcoming public spaces, including sports facilities, a library, and a beautiful walled garden for the residents to enjoy. It is also, rather fittingly, at the heart of the community, making it easy to get to throughout Hillsborough. Minto Road enjoys on-road parking, making this a superb base-of-operations for commuting professionals or families doing the school run.

## Step inside your new home.

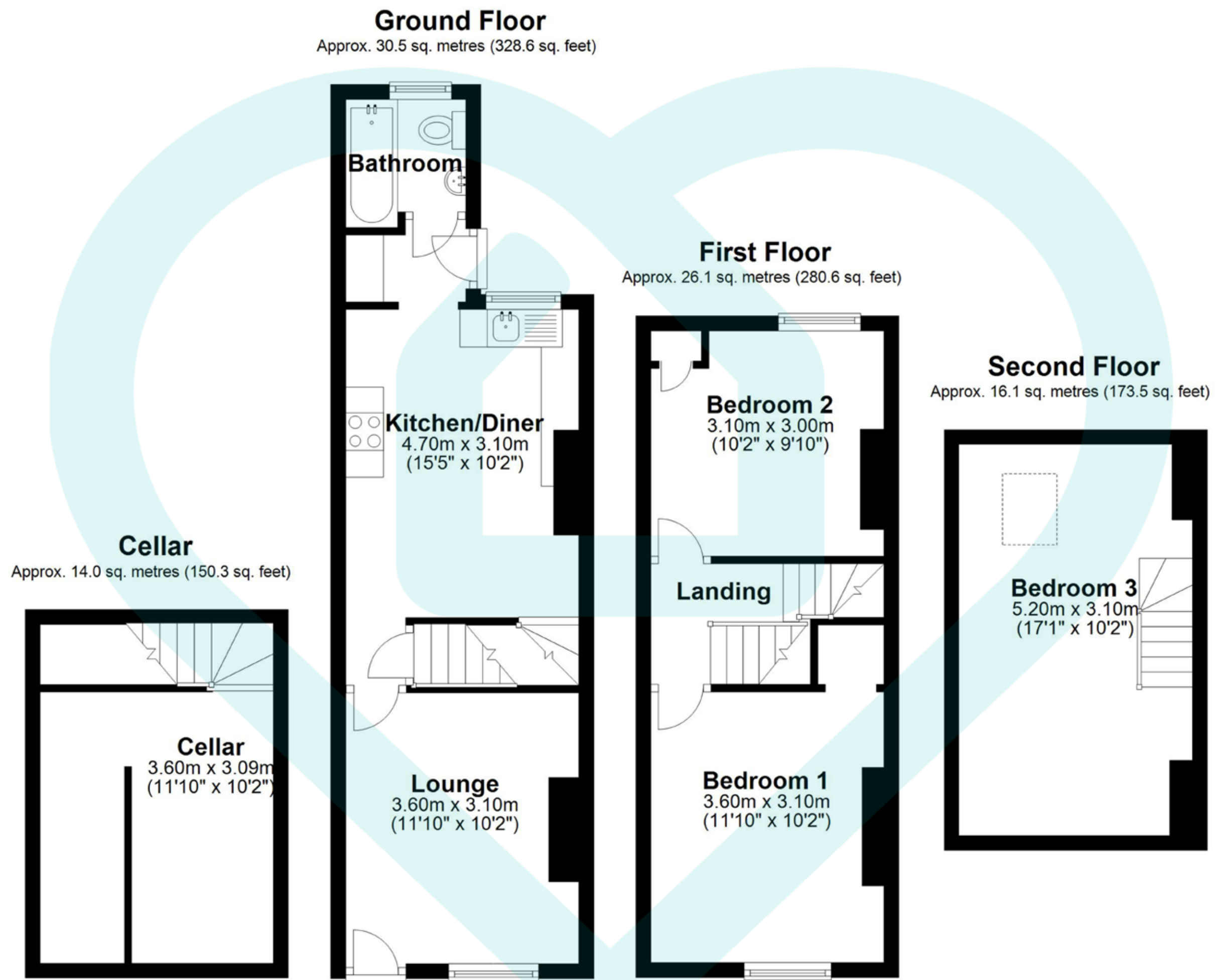
Minto Road opens directly into the front lounge, a superb full-width environment with attractive décor and period features. This is a well-sized environment with lots of room for comfy seating and generous alcoves perfect for storage or entertainments. Passing the stairs, you enter the charming kitchen/diner with attractive monochrome décor and wooden flooring. This is composed of a sleek fitted kitchen with contemporary appliances and plenty of room for a dining set. From here you can also access the cellar, ideal for storage. There is an offshoot family bathroom at the back of the property, comprised of a smart three-piece suite with wall-mounted storage and a practical showerhead over the bath.

The back door takes you out to the rear garden, a delightful expanse of lawn framed by fencing and hedgerow. At the end of the garden is an elevated gravel courtyard with wooden decking perfect for outdoor dining. Back inside, the first floor is home to two large double bedrooms, both beautifully presented with abundant space for storage solutions and other furniture, such as a desk or a dresser. Occupying the entire second floor is bedroom 3, an impressive attic room with a bright skylight affording you the best of the sun throughout the day.









Total area: approx. 86.7 sq. metres (932.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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



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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