26 Minto Road, Hillsborough, Sheffield, S6 4GL
Offers in the region of £160,000

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SITUATED IN THE POPULAR RESIDENTIAL AREA OF HILLSBOROUGH IS THIS LARGER THAN AVERAGE THREE GOOD SIZED BEDROOM/TWO BATHROOM SEMI DETACHED PROPERTY. The property has uPVC double glazing and gas central heating and the accommodation briefly comprises: entrance porch/utility with shower room off, kitchen/diner with integrated hob, oven, extractor hood and dishwasher. Attractive, spacious lounge with bay window. Upstairs: two bedrooms, the master having a useful storage cupboard and a bathroom with full suite including panelled bath with electric shower over, WC, washbasin with vanity unit beneath. Attic double bedroom three.

- THREE BEDROOMS

- TWO BATHROOMS

- LARGER THAN AVERAGE

- DELIGHTFUL WELL STOCKED REAR GARDEN

- POPULAR RESIDENTIAL AREA

Outside: Steps lead up to the front courtyard area. To the rear is a delightful well stocked garden with attractively planted borders with an abundance of shrubs and plants. EPC rating E.

Within walking distance of Hillsborough and all its amenities including good local shops, supermarkets and local park. Regular public transport including Supertram. Easy access to city centre, Universities and central Hospitals

Ground Floor
Approx. 36.8 sq. metres (396.5 sq. feet)

Porch/Utility Room

Kitchen/Diner
3.70m x 3.60m
(12'2" x 11'10")

Lounge
4.60m x 3.60m
(15'1" x 11'10")

First Floor
Approx. 31.0 sq. metres (333.5 sq. feet)

Bedroom 2
3.11m x 2.00m
(10'2" x 6'7")

Bathroom
3.11m x 1.50m
(10'2" x 4'11")

Landing

Bedroom 1
3.90m x 3.60m
(12'9" x 11'10")

Second Floor
Approx. 20.9 sq. metres (225.3 sq. feet)

Bedroom 3
5.80m x 3.60m
(19' x 11'10")

Total area: approx. 88.8 sq. metres (955.4 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.

St Luke's
Sheffield's Hospice

OnTheMarket.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO$_2$ emissions		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO$_2$ emissions		

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