

Saxton Mee



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

St Luke's
Sheffield's Hospice

26 Minto Road

Hillsborough

Offers in the region of £160,000

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

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.

Ground Floor

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



First Floor

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



Second Floor

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



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.

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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A	(81-91) B	(69-80) C	(55-68) D
(49-54) E	(27-55) F	(1-48) G	
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		78	49
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(20-100) A	(81-91) B	(69-80) C	(55-68) D
(49-54) E	(27-55) F	(1-48) G	
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		76	45
England & Wales			