

Saxton Mee



**Willis Road Hillsborough Sheffield S6 4FJ**  
**Price Guide £165,000**

**St Luke's**  
Sheffield's Hospice

# Willis Road

Sheffield S6 4FJ

**Price Guide £165,000**

**PRICE GUIDE £165,000-£175,000** Situated in the heart of Hillsborough is this stone and bay fronted, three good size bedroom end terrace property. Benefiting from a brand new open plan dining kitchen, uPVC double glazing and gas central heating throughout. The accommodation briefly comprises: an entrance door opens into the lounge with attractive gas fire and original floorboards. Inner lobby. Open plan dining kitchen having a range of modern wall, base and drawer units, integrated electric oven, four gas ring hob, extractor hood, integrated dishwasher, housing and plumbing for a washing machine and space for fridge freezer. Access to the cellar which is of similar size to the lounge. First floor: two bedrooms, the master benefiting from a WC off and a three piece suite bathroom. Second floor: large attic double bedroom three.

- ATTRACTIVE ORIGINAL PINE FLOORBOARDS
- ORIGINAL FEATURES WITH COVING AND CEILING ROSES
- THREE BEDROOMS
- IDEAL LOCATION
- OFF SHOT KITCHEN
- BRAND NEW FITTED DINING KITCHEN
- WELL PRESENTED AND APPOINTED ACCOMMODATION
- ORIGINAL FEATURES THROUGHOUT





## OUTSIDE

Outside: to the front of the property is a forecourt setting the property back from the road with access to the entrance door. A wrought iron gate gives access down the side to the easily maintained rear garden having a stone flagged patio area and a gravelled area.

## LOCATION

Local amenities close by and within walking distance to Hillsborough park and leisure centre. Regular public transport links including the supertram. Easy access to the city centre, hospitals and universities.

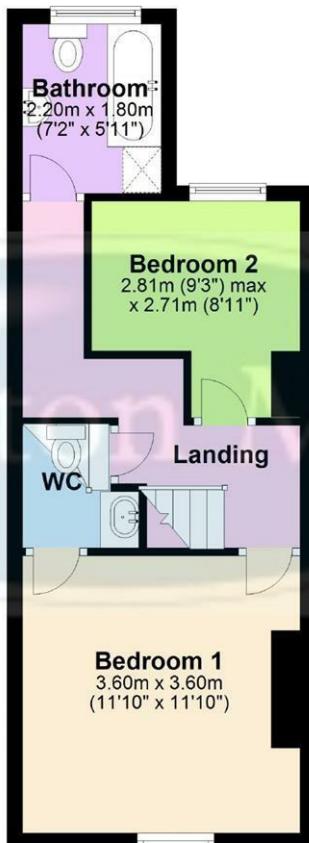
## Ground Floor

Approx. 33.9 sq. metres (364.6 sq. feet)



## First Floor

Approx. 33.6 sq. metres (362.1 sq. feet)



## Second Floor

Approx. 16.9 sq. metres (182.1 sq. feet)



Total area: approx. 84.4 sq. metres (908.8 sq. feet)

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Hillsborough  
Stocksbridge**

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



[onTheMarket.com](http://onthemarket.com)

**st luke's**  
Sheffield's Hospice

Energy Efficiency Rating	
Very energy efficient - lower running costs (A1 plus)	A
(B1 plus)	B
(B9-40)	C
(D5-44)	D
(E9-54)	E
(F1-38)	F
(G1-29)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	83

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions (A1 plus)	A
(B1-91)	B
(B9-40)	C
(D5-44)	D
(E9-54)	E
(F1-38)	F
(G1-29)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	79