

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.

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. 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)

Crookes
Hillsborough
Stocksbridge

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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		62	83
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		56	79
EU Directive 2002/91/EC			