

# Saxton Mee



Broughton Road Hillsborough Sheffield S6 2AS  
Price Guide £230,000

## Broughton Road

Sheffield S6 2AS

**Price Guide £230,000**

PRICE GUIDE £230,000-£240,000\*\* FREEHOLD \*\* SOUTH FACING REAR GARDEN \*\* Recently built and benefiting from off road parking and a fully enclosed rear garden , NO THIRD PARTY ACCESS ACROSS THE REAR is this stone fronted, four double bedroom, two bathroom end townhouse. Situated in this quiet cul de sac position in the heart of Hillsborough. The property also benefits from uPVC double glazing and gas central heating throughout. In brief, the spacious accommodation set over three levels comprises: a composite entrance door leads into the entrance hall. Downstairs WC and under stair storage cupboard. Modern integrated kitchen with a range of wall, base and drawer units, integrated appliances include fridge, freezer, washing machine, electric oven with four ring hob and extractor hood. Lounge with bi-fold doors out onto the rear garden. First floor: two double bedrooms, one benefiting from bespoke wardrobes. Four piece suite bathroom including double shower cubicle, bath, WC and wash basin. Second floor: two further bedrooms, both benefiting from Velux windows and having access to a Jack and Jill en suite shower room again including a double shower.

- NO RIGHTS OF ACCESS OVER THE REAR
- FOUR BEDROOMS
- TWO BATHROOMS
- FULLY ENCLOSED REAR GARDEN
- OFF ROAD PARKING





**OUTSIDE**

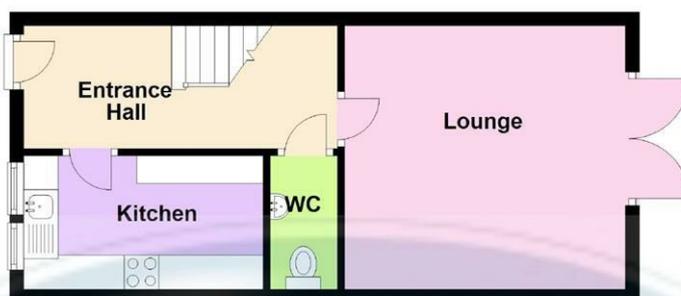
Outside: A block paved driveway provides off road parking. To the rear is a fully enclosed garden, access via a gate but benefiting from no rights of access over, mostly laid to lawn with an attractive wooden decked area, slate chippings to borders and a garden shed.

**LOCATION**

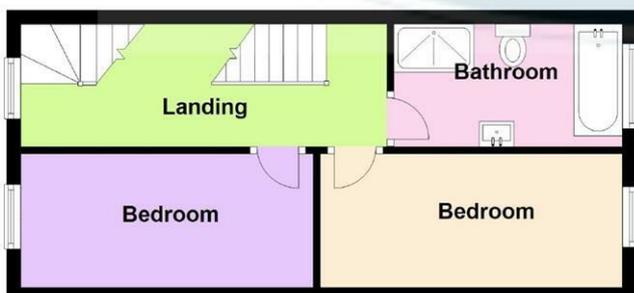
Located in this quiet cul-de-sac location Hillsborough Park is only hundred yards away with tennis courts and library, and also Hillsborough leisure centre. A cut-through to excellent amenities; Hillsborough shopping complex boasts supermarkets, restaurants, bars etc. Easy access to Sheffield city centre.

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.

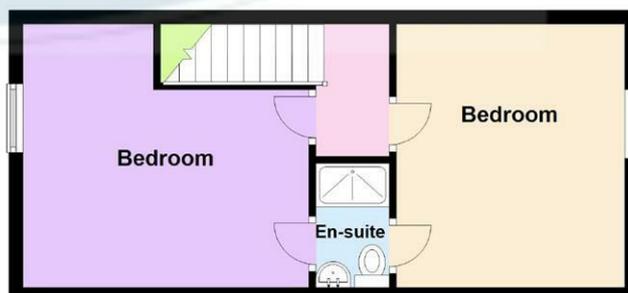
## Ground Floor



## First Floor



## Second Floor



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		95
(81-91) <b>B</b>		85	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
1-20 <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) <b>A</b>		96
(81-91) <b>B</b>		86	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
1-20 <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	