

Saxton Mee



Fielding Road Hillsborough Sheffield S6 1SE
Price Guide £120,000

Fielding Road

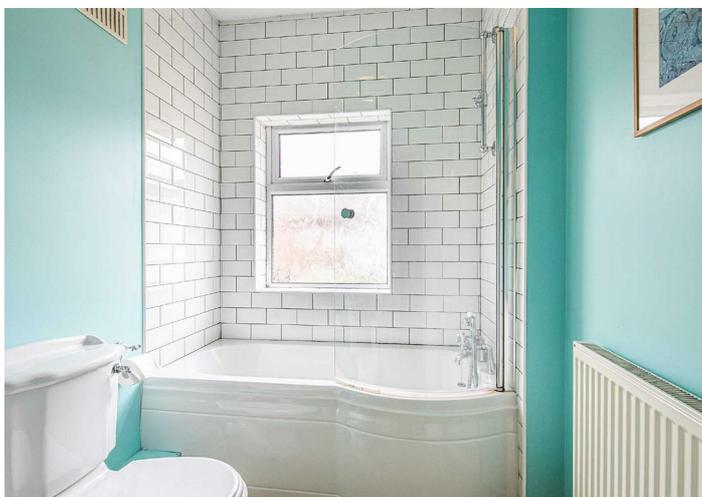
Sheffield S6 1SE

Price Guide £120,000

PRICE GUIDE £120,000-£130,000 Enjoying no rights of access over the rear is this stone fronted, three bedroom terrace property which benefits from an extended off shot kitchen, uPVC double glazing and gas central heating throughout. Renovated by the current owners the well appointed and presented accommodation briefly comprises: lounge with attractive wood effect laminate flooring. Inner lobby. Fabulous off shot kitchen having a range of wall, base and drawer units, wall mounted boiler, side uPVC door, flowing into the dining area which benefits from matching fitted cupboards either side of the chimney breast. A door gives access to the cellar head and steps lead down to the cellar offering useful storage and being of similar size to the lounge. First floor: two bedrooms, the master benefiting from an excellent size storage cupboard under the attic stairs, newly laid and varnished pine floor boards. Bedroom three giving access through to the off shot, modern and contemporary bathroom which includes a shower over the bath. (The bedroom could be separated with its own access as highlighted on the floor plan). Second floor: attic bedroom two with rear Velux window and storage going into both the front and rear eaves.

- NO RIGHTS OF ACCESS OVER THE REAR
- LOVINGLY RENOVATED
- VIEWING ESSENTIAL
- THREE BEDROOMS
- FULLY ENCLOSED REAR GARDEN





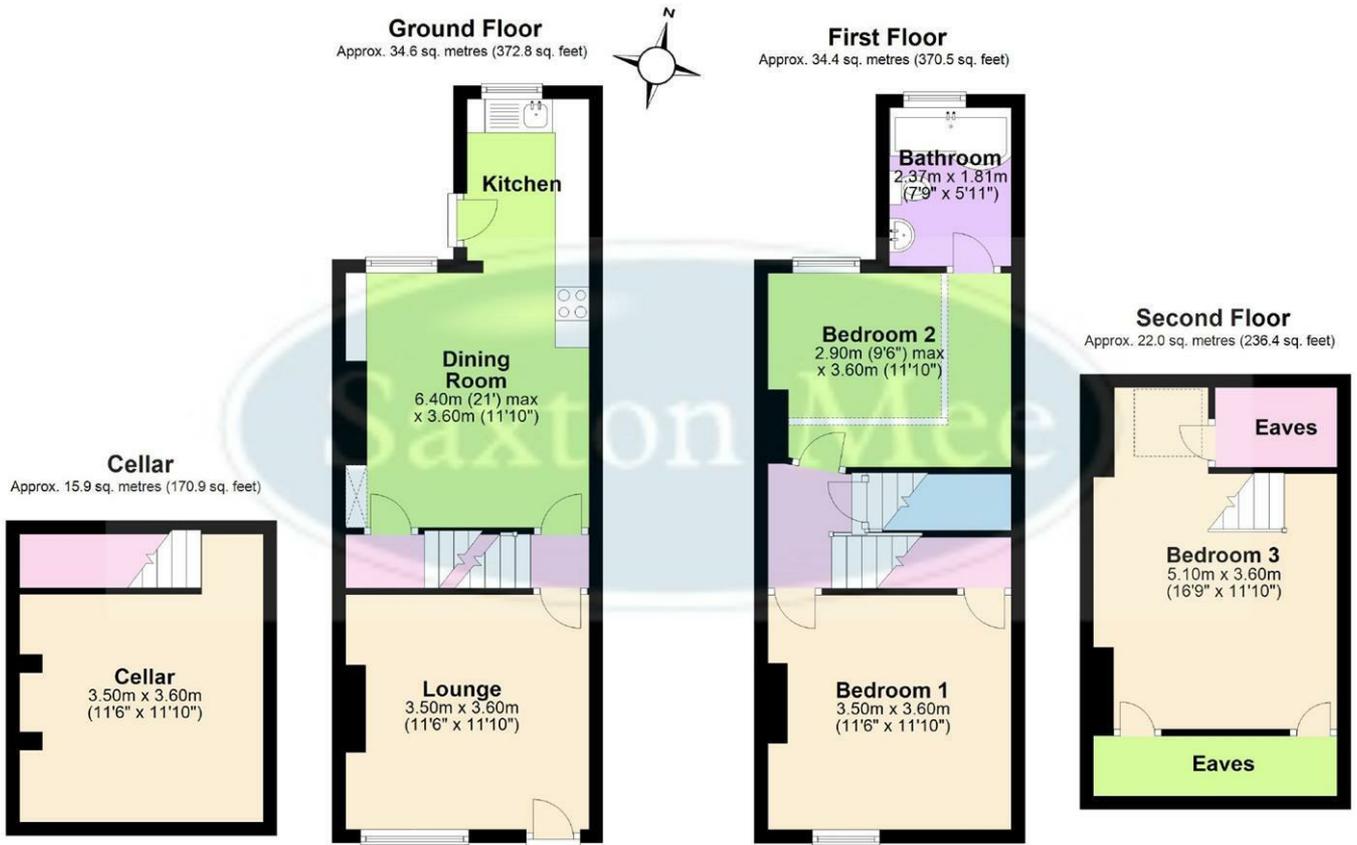
OUTSIDE

Outside: Shared access leads to the fully enclosed rear garden which includes a patio.

LOCATION

Situated in this popular residential area of Hillsborough with good local amenities. Excellent public transport links including close proximity to Supertram links. Also near to Hillsborough Leisure Centre and Hillsborough Park.

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.



Total area: approx. 106.9 sq. metres (1150.6 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.

**Crookes
Hillsborough
Stocksbridge**

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	85
England & Wales		EU Directive 2002/91/EC	

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