

# Saxton Mee



Garry Road Hillsborough Sheffield S6 4FS  
Price Guide £200,000

## Garry Road

Sheffield S6 4FS

**Price Guide £200,000**

PRICE GUIDE £200,000 - £210,000 \*\* INTERNAL INSPECTION RECCOMMENDED \*\* Retaining a vast amount of original charm and character is this well presented three bedroom end of terrace house located in the heart of Hillsborough. The property benefits from gas central heating and uPVC double glazing throughout. In brief, the property comprises: Bay windowed lounge with sash window, feature multi-fuel burning stove and original floorboards. Attractively decorated dining room with original floorboards. Off shot kitchen with integrated oven, induction hob with extractor above and space for a washing machine. uPVC rear entrance porch. First floor: Master bedroom with storage over the stairs. Larger than average bedroom two with space for a double bed. Family bathroom. A further staircase rises to the attic bedroom three with dormer window taking in the fabulous views.

- CHARMING FEATURES THROUGHOUT
- MULTI-FUEL BURNING STOVE
- THREE DOUBLE BEDROOMS
- CONVENIENT LOCATION
- EXCELLENT LOCAL AMENITIES





## OUTSIDE

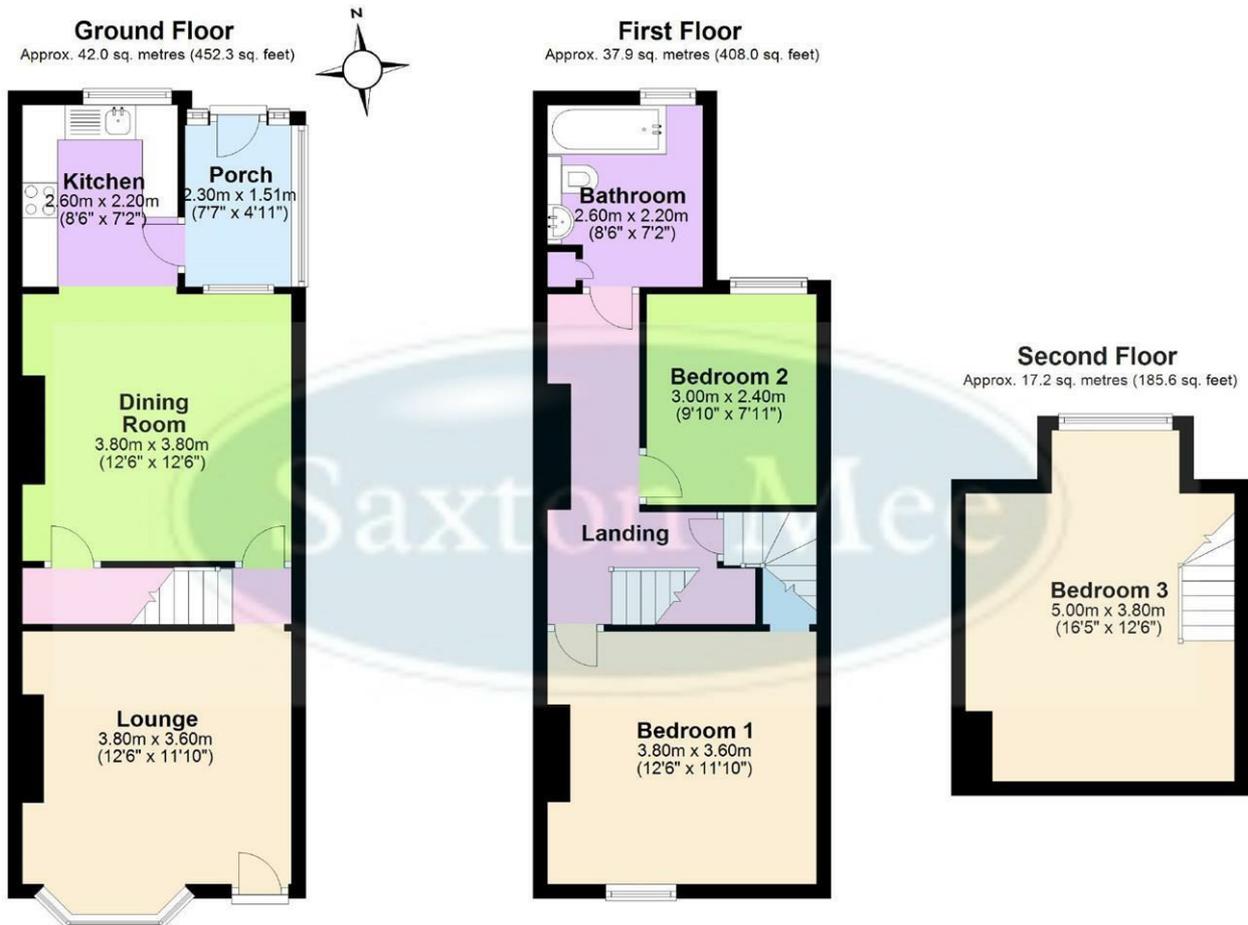
Having no neighbouring rights of access being an end of terrace, the garden is mainly laid to lawn with a fixed seating area and patio, perfect for entertaining and summer barbecues. Brick built store place with tap. Outdoor electric point. To the front is a courtyard setting the property back from the road and providing access to the front entrance door.

## LOCATION

Garry Road is a quiet spot ideal for a young family. A short walk away are excellent local amenities in Hillsborough, as well as transport links to the city and beyond, including the SuperTram network. Hillsborough Park and Library are located at the end of the road.

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.

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Total area: approx. 97.2 sq. metres (1045.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>		
(81-91) <b>B</b>			
(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	51	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) <b>A</b>		
(81-91) <b>B</b>			
(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	43	81