

Saxton Mee



Roselle Street Hillsborough Sheffield S6 4JB
Price Guide £120,000



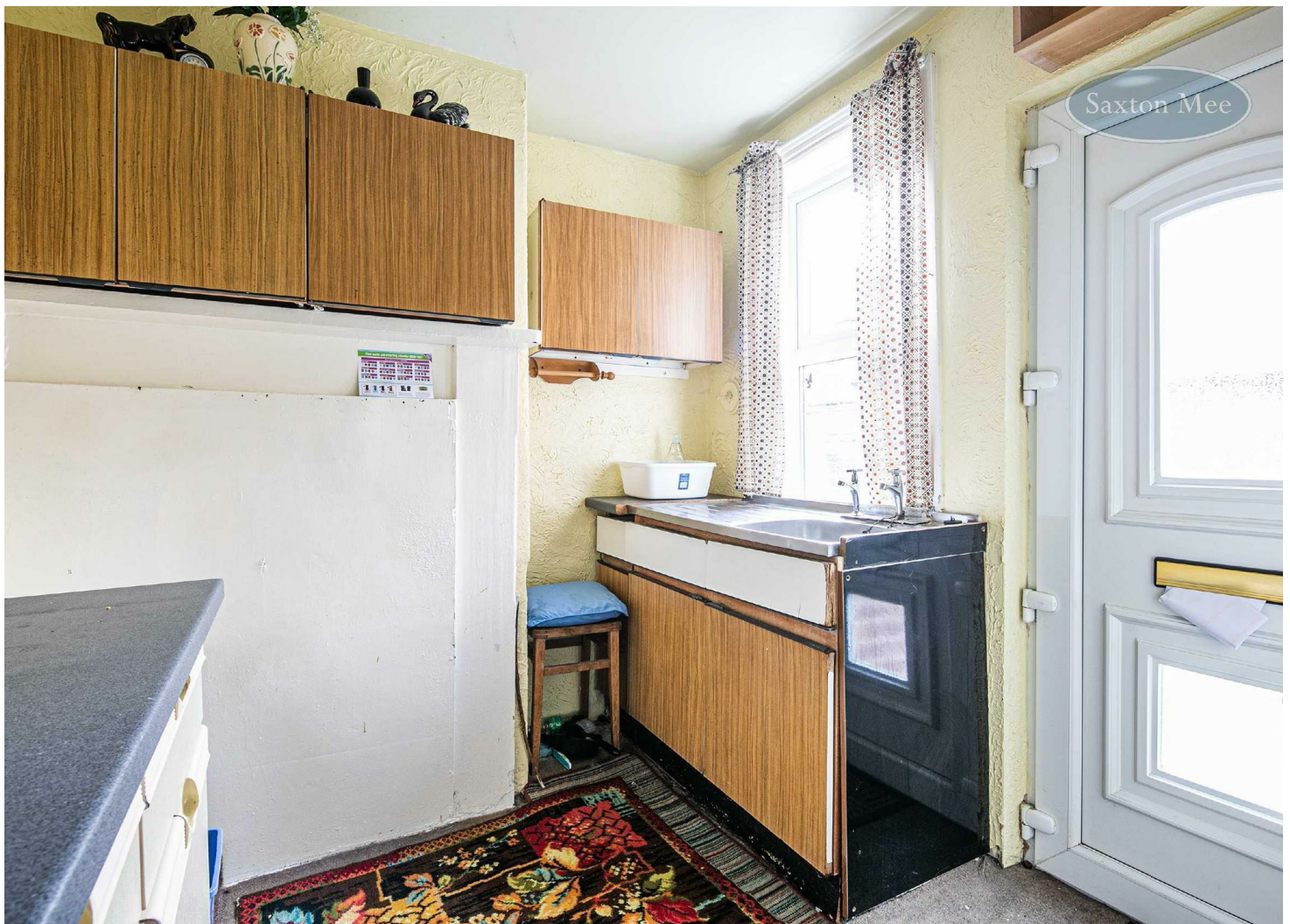
Roselle Street

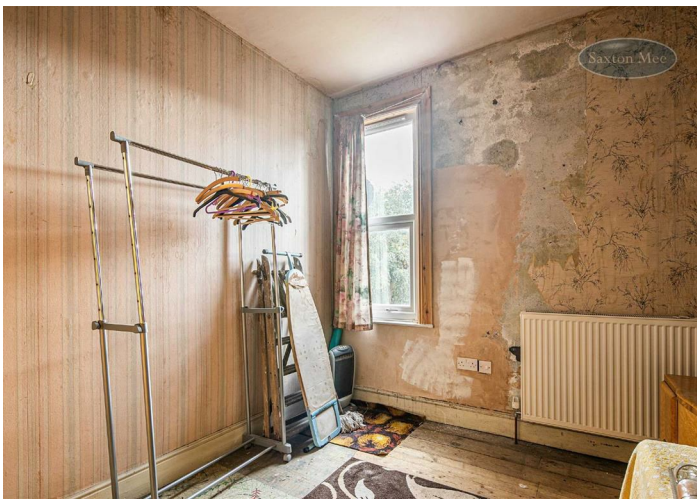
Sheffield S6 4JB

Price Guide £120,000

PRICE GUIDE £120,000-£130,000** FREEHOLD ** NO CHAIN ** OVER 1700 SQ FT **GARAGE ** Situated in the heart of Hillsborough is this much larger than average, three double bedroom terrace property which benefits from fully going over the passageway and a single brick built garage. In need of modernisation throughout but benefiting from modern uPVC double glazing and gas central heating. The accommodation briefly comprises: entrance lobby. Lounge with electric fire. Dining room with original cupboards and access to a cellar head and two cellars, one with the original stone table. Off shot kitchen with a side uPVC entrance door. First floor: two double bedrooms. the master benefiting from a walk in cupboard and a bathroom. Second floor: large attic double bedroom three.

- IN NEED OF MODERNISATION
- THREE GOOD SIZE BEDROOMS
- GARAGE
- POPULAR AREA
- uPVC DOUBLE GLAZING
- GAS CENTRAL HEATING





OUTSIDE

Situated at the end of this cul de sac position. Single brick built garage with electric and lighting. Private access down the side of the property leads to the fully enclosed rear garden which benefits from no rights of access and includes a brick built outbuilding with WC.

LOCATION

Situated in the heart of Hillsborough with an abundance of amenities including local shops, supermarkets, bars and beauty salons. Excellent public transport links including the Supertram. Hillsborough Leisure Centre, Park and Arena close by.

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. 160.9 sq. metres (1732.4 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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www.saxtonmee.co.uk



Energy Efficiency Rating	
Current	Potential
45	77

Very energy efficient - lower running costs
 (92-101) **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

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
37	71

Very environmentally friendly - lower CO₂ emissions
 (81-91) **A**
 (69-80) **B**
 (55-68) **C**
 (39-54) **D**
 (21-38) **E**
 (1-20) **F**
 (0-20) **G**
 Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC