



Upperthorpe Upperthorpe Sheffield S6 3ND
Offers Around £300,000

Upperthorpe

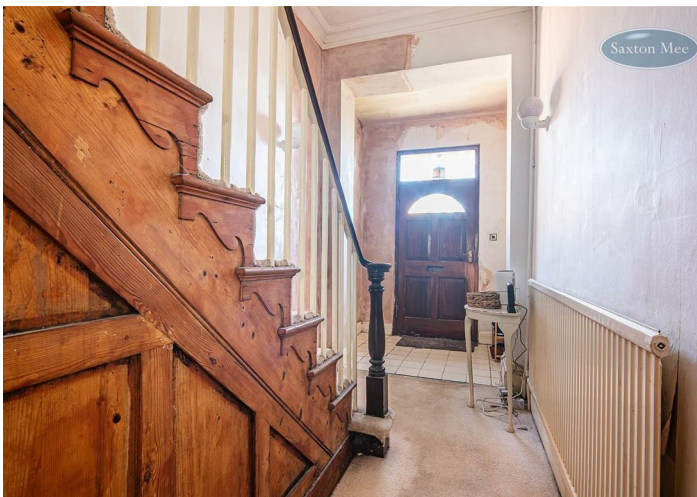
Sheffield S6 3ND

Offers Around £300,000

****FREEHOLD**GATED DEVELOPMENT**PERIOD FEATURES**** An incredibly exciting opportunity has arisen to purchase this impressive three double bedroom Georgian style town house which forms part of a small private gated development on the edge of the Birkendale Conservation Area S6. The property retains some wonderful period features and high ceilings with exciting potential to update the property to your own personal taste. Measuring almost 1800 square feet in total, the accommodation on the ground floor briefly comprises a spacious entrance hall which has access to the cellar head, a kitchen diner that has a range of fitted cupboards, extensive worktops space and an electric oven with a gas hob, a separate dining room that has an ornate fireplace, a conservatory, and a large lounge that has a marble fireplace and original ceiling coving. On the first floor there is a double bedroom to the front aspect that has a feature fireplace and a fitted cupboard, a second double bedroom to the rear aspect that also has a feature fireplace and a fitted cupboard, a bathroom that has a white suite which includes a separate shower enclosure, and a separate WC found off the landing area. Stairs lead to the second floor where you will find a spacious landing area, and a third bedroom.

- THREE DOUBLE BEDROOMS
- GEORGIAN STYLE TOWN HOUSE
- PERIOD FEATURES/HIGH CEILINGS
- SMALL GATED DEVELOPMENT
- IN NEED OF UPDATING
- FABULOUS POTENTIAL
- TWO RECEPTION ROOMS PLUS CONSERVATORY
- SPACIOUS KITCHEN DINER
- POPULAR LOCATION
- CLOSE TO AMENITIES





OUTSIDE

The property is set back from the road by way of private gates and off road parking. There are gardens to the front, rear and side of the property which comprise of lawn area, paved patios and planted beds.

LOCATION

Located in the vibrant and bustling community of Sheffield 6 within easy access to all the amenities in Kelham Island, Upperthorpe, Crookes, Walkley and Hillsborough. Excellent public transport links. Easy commute into the city centre and ideally placed for access to the teaching hospitals and universities. Near to Weston Park Museum, Ponderosa Park along-with Upperthorpe Library and Gym/Swimming Pool which are within walking distance.

MATERIAL INFORMATION

The property is Freehold. The council tax is currently Band B.

VALUER

Chris Spooner

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. 165.8 sq. metres (1784.7 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
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

