



Upperthorpe Upperthorpe Sheffield S6 3NF  
Offers In The Region Of £495,000



# Upperthorpe

Sheffield S6 3NF

Offers In The Region Of £495,000

Viewing is essential to appreciate this four bedroom, three bathroom, two reception room detached property which was purpose built in 1990 for the current owners. Situated on this admirable plot the property enjoys a good sized rear garden and benefits from a driveway providing ample off-road parking and gas central heating. Providing versatile accommodation the property is in need of updating and is ideal for a buyer looking to cosmetically improve to their own personal taste.

The spacious living accommodation briefly comprises: enter through a front door into a porch with access into the entrance hall with an under stair storage cupboard. From the entrance hall, there is access to a snug/study, two bedrooms, a shower room and utility. The utility is in need of updating. From the utility, there is access to a wet room (fitted 18 months ago) with electric shower and a third bedroom.

From the entrance hall, a staircase rises to the first floor landing with a WC and access to the well proportioned L shaped lounge/diner. This bright and airy room has windows to three aspects and a gas fire. The lounge has access to the principal bedroom and a side entrance lobby with access to the garden. The principal bedroom has the added advantage of an en suite bathroom. From the side entrance, access to the kitchen which is in need of a updating. Double doors then open into a garden room with uPVC French doors opening onto the rear garden.

- EARLY VIEWING ADVISED
- VERSATILE ACCOMMODATION IN NEED OF MODERNISATION
- FOUR BEDROOMS
- PRINCIPAL BEDROOM WITH EN SUITE BATHROOM
- FURTHER WET ROOM & SHOWER ROOM
- WELL PROPORTIONED LOUNGE/DINER
- KITCHEN & SEPARATE UTILITY
- AMPLE OFF-ROAD PARKING
- GOOD SIZED REAR GARDEN
- POPULAR RESIDENTIAL AREA







## OUTSIDE

A stone wall encloses a front lawn. A block paved driveway provides ample off-road parking. The garden continues down the side of the property to the good sized rear garden which is mostly laid to lawn. There is also a greenhouse and garden shed.

## 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

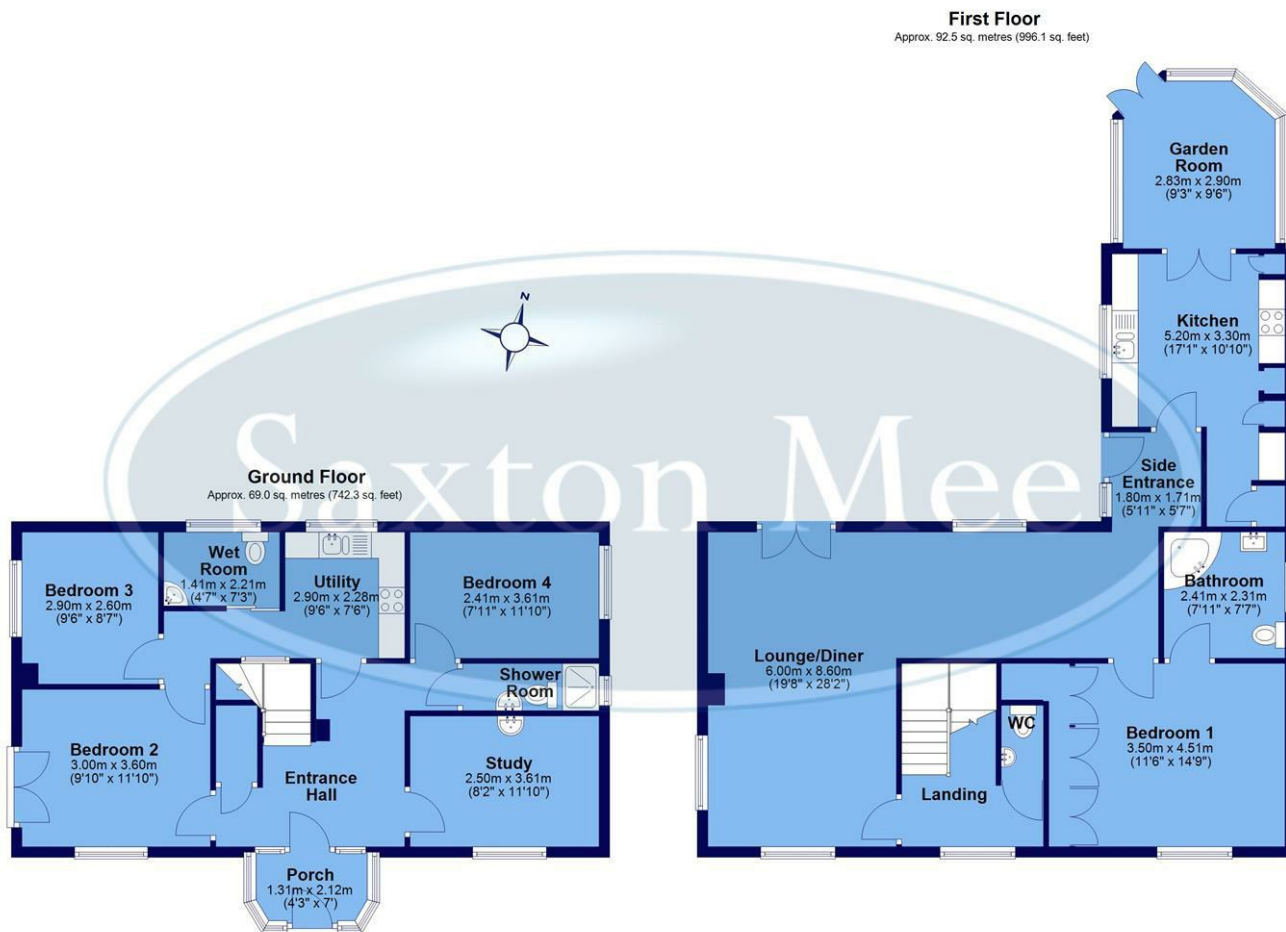
The property is Freehold and currently Council Tax Band D.

## VALUER

Greg Ashmore MNAEA

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. 161.5 sq. metres (1738.4 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](http://www.saxtonmee.co.uk)

