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54 Dixon Road, Hillsborough, Sheffield, S6 4FZ

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Guide Price £280,000

*** GUIDE PRICE £280,000 - £300,000 ***

Nestled in the vibrant heart of Hillsborough on Dixon Road, this exquisite three double bedroom Victorian mid-terrace home offers a perfect blend of modern living and classic charm having NO UPPER CHAIN. The property is ideally situated, providing easy access to a wealth of local amenities, including Hillsborough Park, a convenient tram route, and an array of newly renovated bars and restaurants, making it an excellent choice for those seeking a lively community atmosphere.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, adorned with a charming bay window that fills the room with natural light. The open-plan dining kitchen is a true highlight, featuring a newly fitted modern kitchen equipped with built-in appliances, perfect for both entertaining and everyday family life. The property also boasts a useful cellar, providing additional storage space.

The first floor comprises a generous master bedroom at the front, complemented by another double bedroom at the rear. The luxury bathroom on this level is a sanctuary in itself, featuring a walk-in shower and a stunning free-standing bath, ideal for relaxation.

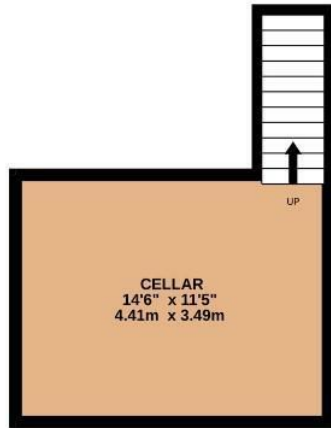
Ascending to the second floor, you will find a further double bedroom, complete with an en-suite shower room and a walk-in dressing room, offering a private retreat for guests or family members.

Externally, the property features a small walled forecourt at the front, while the rear garden provides a delightful outdoor space, complete with a patio area and an outside WC, perfect for enjoying the warmer months.

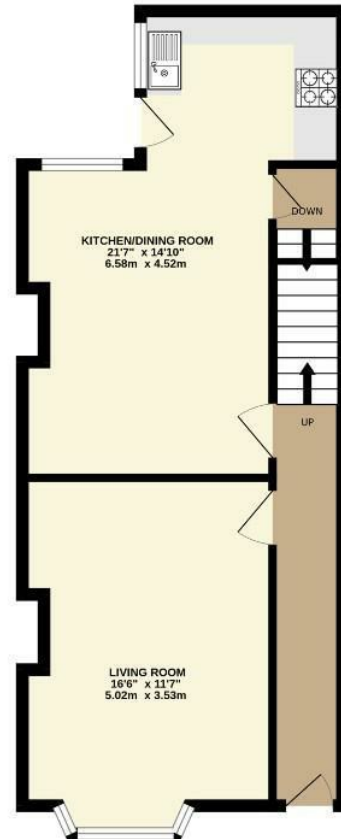
This beautifully refurbished home is a rare find in a sought-after location, making it an ideal choice for families and professionals alike. Do not miss the opportunity to make this stunning property your new home.

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BASEMENT
190 sq.ft. (17.7 sq.m.) approx.



GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



2ND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 1539 sq.ft. (142.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS

TENURE

This property is long Leasehold with a term of 800 years from 04/06/1903 at a ground rent of £1.75 per annum.

RATING ASSESSMENT

We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

VACANT POSSESSION

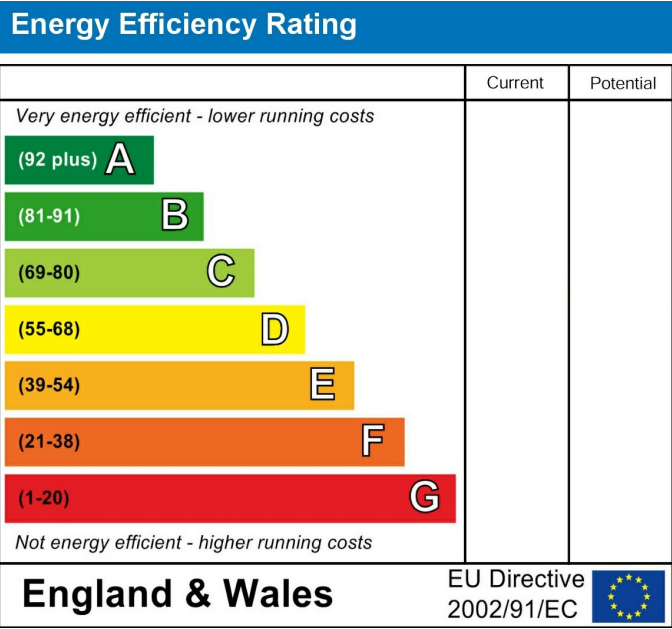
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

MORTGAGE FACILITIES

We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





