





45 Victor Street

Hillsborough • Sheffield • S6 2SA

Guide Price £140,000 - £155,000

A beautifully appointed 3 bedroom mid terraced house with a modern dining kitchen, enclosed south east facing courtyard garden on a no through road in Hillsborough, S6. The front door opens into the bright and airy living room with stripped floorboards and neutral decor. A door opens into a lobby and a further door opens into the fabulous dining kitchen which has a good range of mushroom, base and wall units with wood effect work surfaces, integrated appliances including a gas hob with extractor over, double electric oven, space and plumbing for a washing machine and a cupboard which houses the combination boiler. There is ample space for a table and chairs and a door which opens into the cellar which provides useful storage space. From the lobby, stairs rise to the first floor landing. The good sized, front facing bedroom has stripped floorboards and an under stairs cupboard. The bathroom has a lemon suite, bath with mixer shower attachment, WC and basin, white tiling and built in shelving. The rear facing single bedroom has stripped floorboards. From the landing, further stairs rise to the second floor landing with built in storage cupboard. A door opens into the attic bedroom with rear facing dormer window and stripped floorboards. Outside, to the rear is an enclosed, south east facing courtyard garden and a brick built outbuilding providing storage. There is access to the rear via a shared passageway. To the front is a lawned forecourt with a hedge providing privacy from the road. Victor Road is ideally placed for access to a range of local amenities including reputable local schools, shops, bars, pubs and cafes in Hillsborough and great transport links via the supertram.



- Brick Built Terraced House
- 3 Bedrooms
- Modern Dining Kitchen
- Integrated Appliances
- Exposed Polished Floorboards

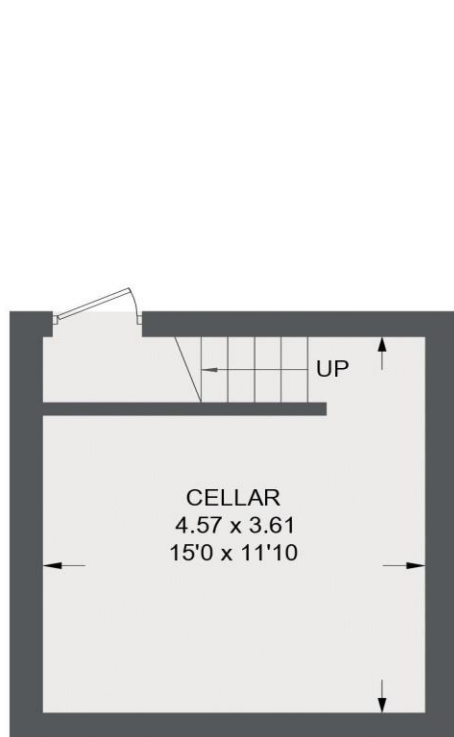
- Council Tax Band A
- No Through Road
- South East Facing Courtyard Garden
- Freehold
- No Chain

45 VICTOR STREET

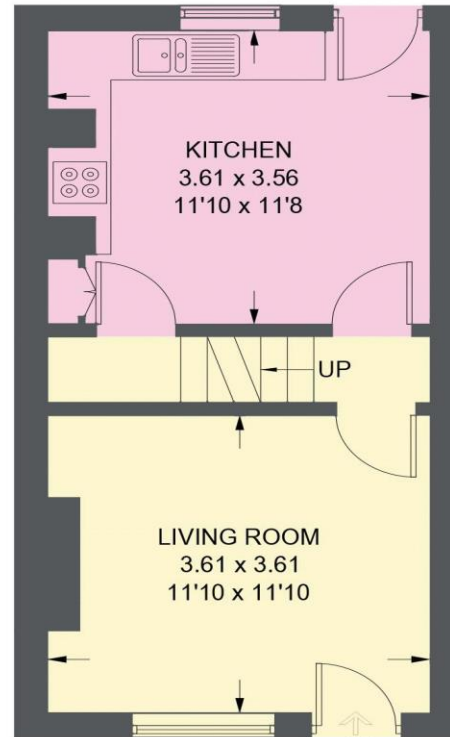
APPROXIMATE GROSS INTERNAL AREA = 76.4 SQ M / 823 SQ FT

CELLAR = 16.5 SQ M / 178 SQ FT

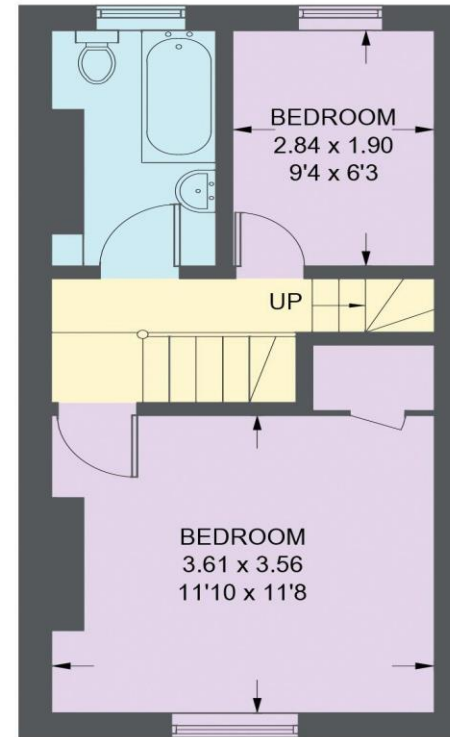
TOTAL = 92.9 SQ M / 1001 SQ FT



CELLAR
16.5 SQ M / 178 SQ FT



GROUND FLOOR
29.9 SQ M / 322 SQ FT



FIRST FLOOR
29.7 SQ M / 320 SQ FT



SECOND FLOOR
16.8 SQ M / 181 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.