



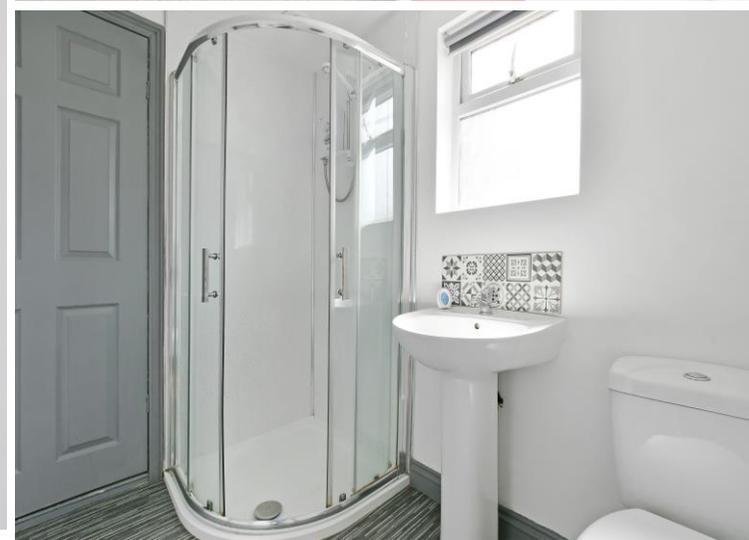


## 265 Middlewood Road

Sheffield • South Yorkshire • S6 4HE

Asking Price £230,000

Attractive stone fronted 3-bedroom end terraced property overlooking Hillsborough Park. Arranged over 3 levels, providing 3 bedrooms, 2 bathrooms, 2 reception rooms and modern kitchen. Benefits from low maintenance rear patio, outhouse, combi gas central heating and double glazing. Ideal location opposite Hillsborough Park tram stop and easy access to the city centre. The ground floor comprises of bay fronted lounge overlooking the park complemented by neutral walls and laminate floor. The dining room features a side facing bay window and cellar access. The kitchen is fitted with modern gloss units, wood effect worktops and finished with stainless sockets. Appliances include integrated oven, electric hob, washing machine and wall mounted Worcester boiler. The first floor features a front facing double bedroom offering pleasant park views and generous walk-in closet. The bathroom is equipped with modern 3-piece white suite, overhead shower and heated towel rail. Located separately is a shower room, incorporating hand wash basin and WC. Stairs rise to the second floor, creating a further 2 good sized, light and airy bedrooms, styled with neutral walls and carpet. Accessed through the property or via Willis Road is a generous low maintenance garden designed with stone patio, and outhouse. Middlewood Road is an extremely popular road, well-placed for local shops and amenities in Hillsborough, local schools, recreational facilities including Hillsborough Park, public transport including the Supertram, and access links to the city centre, hospitals, universities, Meadowhall, and the M1 motorway.

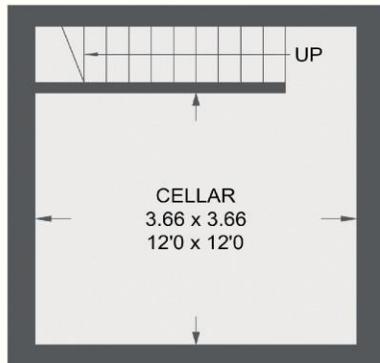


- Attractive Stone Fronted Terrace
- Well Presented Throughout
- 3 Bedrooms & 2 Bathrooms
- Pleasant Park Views
- Modern Kitchen with Integrated Appliances
- Opposite Hillsborough Park & Tram Stop
- Combi Boiler & Double Glazing
- Low Maintenance Rear Garden
- Freehold & NO CHAIN
- Council Tax Band A

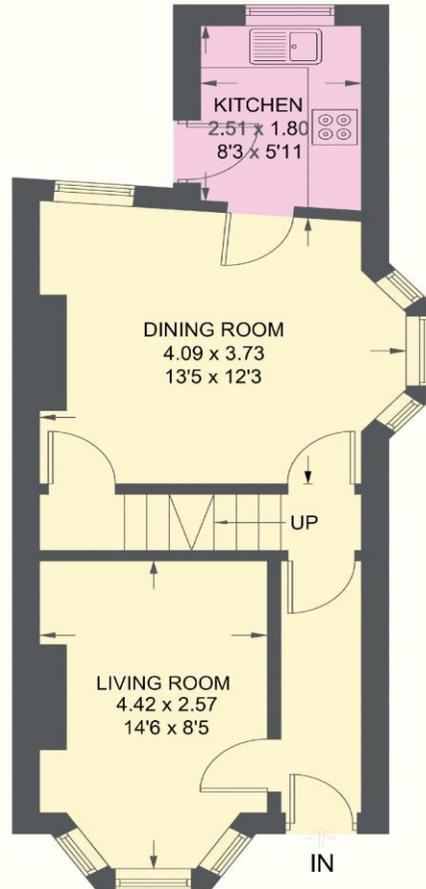


# 265 MIDDLEWOOD ROAD

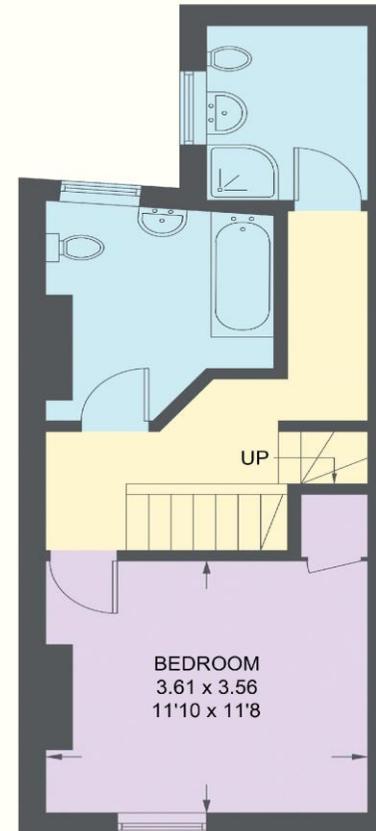
APPROXIMATE GROSS INTERNAL AREA = 116 SQ M / 1247 SQ FT



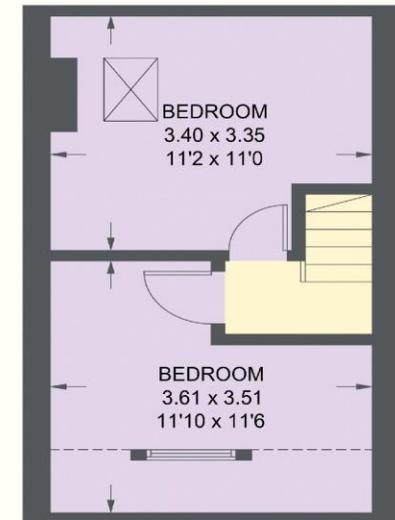
**CELLAR**  
16.4 SQ M / 176 SQ FT



**GROUND FLOOR**  
38.1 SQ M / 410 SQ FT



**FIRST FLOOR**  
35.9 SQ M / 386 SQ FT



**SECOND FLOOR**  
25.6 SQ M / 275 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.