







107 Dixon Road

Hillsborough • Sheffield • S6 4GA

Guide Price £220,000 - £230,000

This well-presented three-bedroom semi-detached family home is located on the ever-popular Dixon Road, just a short distance from Hillsborough Park. Deceptively spacious throughout, it combines a comfortable, homely feel with modern fittings and the potential to further develop or extend. The ground floor features a welcoming bay-fronted lounge, decorated in warm tones with a feature fireplace and fitted carpet, providing a cosy space to relax. To the rear, the open-plan dining kitchen overlooks the garden and has been recently updated with a stylish shaker-style design. Integrated Bosch appliances include an oven and grill, electric hob, fridge freezer and slimline dishwasher, making this an ideal space for family meals and entertaining. On the first floor, there are two good-sized double bedrooms with neutral décor, along with a smaller third bedroom suited to use as a single room, study, or nursery. The modern bathroom is fitted with a white suite comprising a vanity unit with WC and hand wash basin, corner shower, and partial wall tiling, offering a fresh and practical finish. Externally, the property benefits from a walled front garden, a gated driveway, and a detached garage. The rear garden offers a private patio area bordered by raised and colourful planting, creating an attractive and low-maintenance outdoor space. Situated in a highly convenient position, the property is well-placed for local shops and amenities in Hillsborough, a choice of schools, and recreational facilities including Hillsborough Park. Public transport links, including the Supertram, are within easy reach, as are Sheffield city centre, hospitals, universities, Meadowhall, and the M1 motorway.





- Spacious 3-Bed Semi in Sought-After S6 Location
- Two double bedrooms plus Single/Study
- Stylish Modern Shaker Kitchen
- Open-Plan Dining Kitchen with Garden Views
- Bay-Fronted Cosy Lounge with Feature Fireplace

- Close to Hillsborough Park & Supertram Links
- Gas Central Heating & Double Glazing
- Gated Driveway & Detached Garage
- Tenure TBC
- Council Tax Band B, ECP TBC



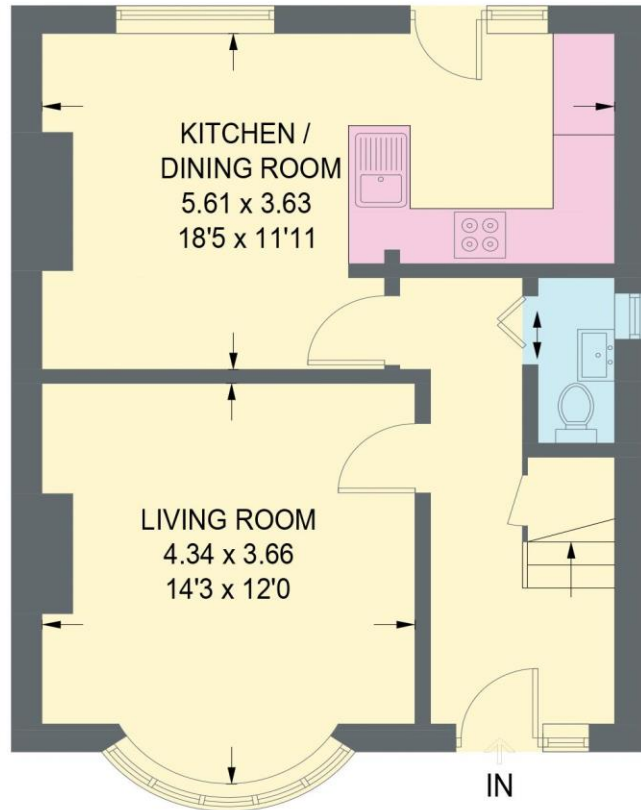


107 DIXON ROAD

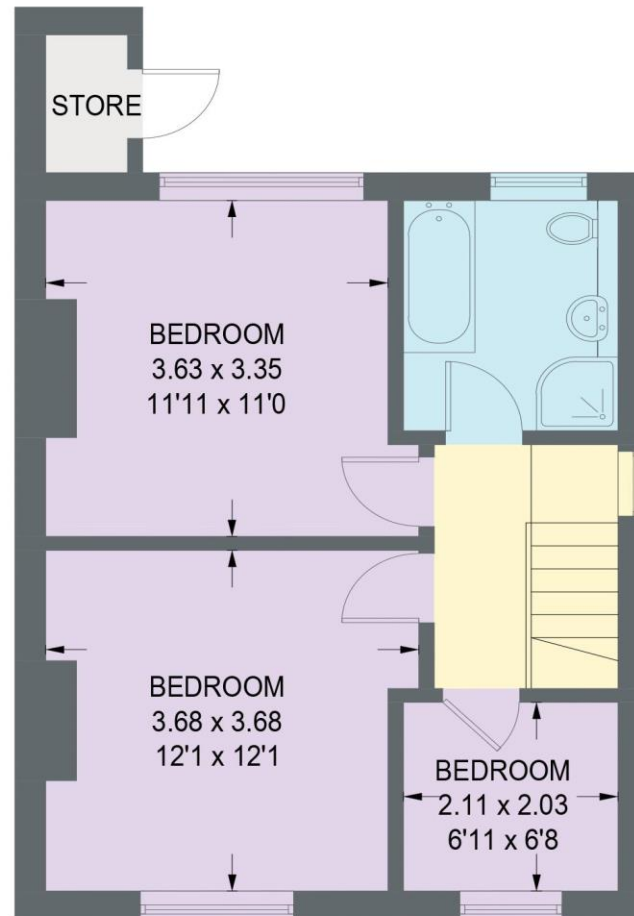
APPROXIMATE GROSS INTERNAL AREA = 85.2 SQ M / 917 SQ FT

GARAGE = 11.5 SQ M / 124 SQ FT

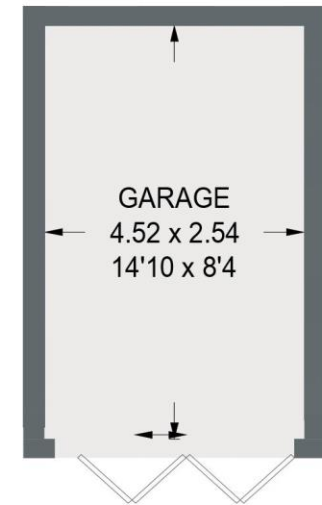
TOTAL = 96.7 SQ M / 1041 SQ FT (EXCLUDING OUTSIDE STORE)



GROUND FLOOR
43.2 SQ M / 465 SQ FT



FIRST FLOOR
42.0 SQ M / 452 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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



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