



156 Oakland Road, Hillsborough, Sheffield, S6 4QQ

Offers In The Region Of £249,950

- Stunning Mid Terraced Property
- Well Proportioned Accommodation
- Lovely Rear Garden
- Three Bedrooms
- UPVC DG
- Close To Local Amenities
- Extremely Well Presented
- GCH
- Convenient Location

156 Oakland Road, Sheffield, South Yorkshire, S6 4QQ

Andersons are pleased to offer for sale this charming three bedroom mid terraced property, which is located in the ever popular and convenient residential area of Hillsborough. The property offers well-presented and well-proportioned accommodation over three floors and benefits from gas central heating and uPVC double glazing. From Oakland Road it is only a very short walk to the heart of Hillsborough with its excellent shopping facilities, which include a range of independent retailers, such as award winning butchers, fruit and veg shops, micro pubs as well as some of the usual high street names. If you work in the city and don't want to take the car, accessing the city centre couldn't be easier with a Supertram stop less than 500yds away.

The accommodation briefly comprises: Living Room, Inner Lobby, Dining/Kitchen and Utility Room. First Floor: Landing, Bedroom One, Bedroom Two and Bathroom. Second Floor, Bedroom Three. Outside: Forecourt garden to the front and a beautiful landscaped garden to the rear.



Council Tax Band: A



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ACCOMMODATION

GROUND FLOOR

LIVING ROOM

11'5" x 11'5"

This light and airy room benefits from a front facing uPVC double glazed window with a uPVC front door with glazed top panel. There are ornate cornices and rose to the ceiling, a Victorian style cast iron fire place with tiled hearth and a retro styled central heating radiator.

INNER LOBBY

With a central heating radiator and stairs leading off up to the first floor.

KITCHEN DINER

12'7" x 11'5"

Fitted with a range of cream 'shaker' style units above and below wood block effect roll top work surfaces with white 'Metro' tiled splash backs. Incorporated within is a stainless steel single drainer sink with mixer taps, a single electric oven 4 ring gas hob and extractor above. There is space for a

freestanding fridge freezer, a rear facing uPVC double glazed window, a central heating radiator and wood effect laminate flooring.

CELLAR

10'10" x 10'5"

Providing useful storage space and housing the electric consumer unit and electric and gas meters.

UTILITY ROOM

7'5" x 5'5"

Fitted with a range of cream 'shaker' style units above wood block effect roll top work surfaces. There is space and plumbing for a dishwasher, washing machine and tumble dryer, a side facing uPVC double glazed window, a central heating radiator and side facing uPVC entrance door.

FIRST FLOOR

LANDING

Having a spindle balustrade and further staircase which leads to second floor accommodation.

BEDROOM ONE

11'6" x 11'6"

Having a front facing uPVC double glazed window, a central heating radiator, fitted wardrobes incorporating a deep under stair storage cupboard.

BEDROOM TWO

10'2" x 6'4"

With a rear facing uPVC double glazed window, a central heating radiator and a built in cupboard.

BATHROOM

9'4" x 4'3"

Fitted with a three piece suite comprising of a panelled bath with a 'Mira' electric shower over, vanity wash hand basin and low flush w/c. There are ceramic tiles to the floor and walls, a rear facing uPVC double glazed window and a retro styled central heating radiator.

SECOND FLOOR

BEDROOM THREE

12'11" (max) x 8'2"

Having a rear facing Velux style window, a central heating radiator and access to limited loft storage.

OUTSIDE

To the front of the property sees a pleasant forecourt garden behind a stone wall. There is a side access passage which leads to the rear of number 156 where there is a stunning garden with practical storage area with stone setts and pergola along with a brick built store, which houses the gas fired combination boiler. Timber sleeper and slate steps lead past mature Acers and onto a lawned area which leads to the bottom of the garden where there is lovely patio laid with Indian Stone slabs which is the ideal place to take advantage of the late afternoon sun.

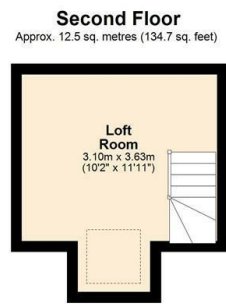
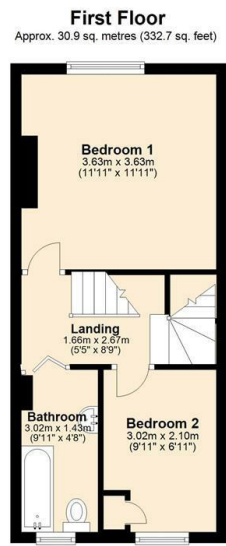
GENERAL

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. No tests have been carried out on any appliances, fires and boilers and any mention of these relates to their physical presence and not their working condition.

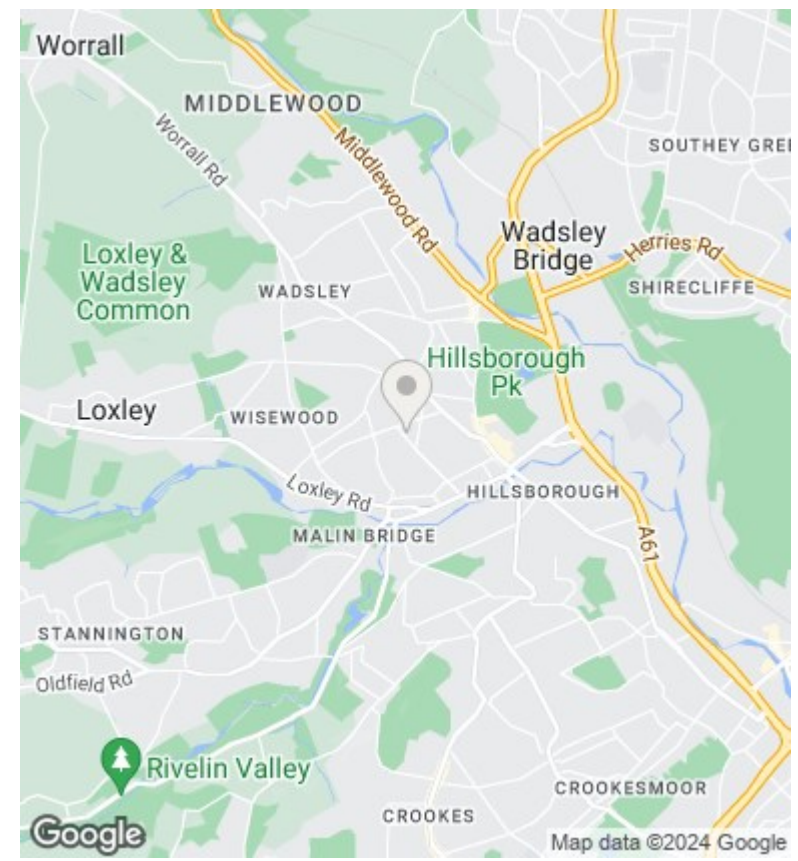
We are informed by the seller that the tenure of this property is Freehold, however legal confirmation has been requested. Please consult us for further details.







Total area: approx. 80.4 sq. metres (865.9 sq. feet)



Council Tax Band

A

Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 76 |
| (69-80) C | | |
| (55-68) D | 49 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |