



## 47 Hawksley Avenue, Hillsborough, Sheffield, S6 2BD

Offers In The Region Of £232,500

- Stunning Three Bedroom Mid Terraced
- Contemporary Kitchen with Appliances
- Gas Central Heating (installed 2024)
- A Short Walk To Supertram
- Extremely Well Presented Throughout
- Stylish Bathroom
- Convenient Location
- Recently Refurbished
- uPVC DG
- Close to local Amenities, Shops and Park



# 47 Hawksley Avenue, Hillsborough, Sheffield, S6 2BD

Andersons are delighted to offer for sale this stunning, recently refurbished three bedroom mid terraced property, which is located in this ever popular and convenient residential area. The property offers well-proportioned accommodation over three floors and has been finished to the highest standard with a contemporary fitted kitchen with built-in appliances and high-quality bathroom. Benefiting from UPVC double windows, composite entrance doors and recently installed central heating system with combination boiler. From Hawksley Avenue 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 centre and don't want to take the car, accessing the city centre couldn't be easier with a Supertram stop less than 350yds away. Ideally suited to FTB's, busy professional couples and young families who require a stylish, low maintenance and easily managed home that they can move straight into.

The accommodation briefly comprises: Ground Floor; Living Room, Inner Lobby, Dining/Kitchen and Cellars. First Floor Landing, Two Bedrooms and a Bathroom. Second Floor Bedroom Three. Outside sees a yard area.



Council Tax Band: A A



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## ACCOMMODATION

### GROUND FLOOR

#### INNER LOBBY

Accessed via a modern composite door and having a staircase leading to the first floor accommodation.

#### LIVING ROOM

14'2" (into bay) x 11'11"

This well-proportioned room benefits from a front facing uPVC double glazed window, a central heating radiator and wood effect laminate flooring which flows through the entire ground floor.

#### OPEN PLAN KITCHEN DINER

#### KITCHEN AREA

9'4" x 5'5"

Being fitted with a comprehensive range of contemporary Croft grey units below sleek composite work surfaces and complementary up stands and incorporating a one and a half bowl stainless steel sink. Integrated within the units is a single electric oven, four ring ceramic hob with glass splash back and extractor hood over, a fridge freezer and integrated washing machine. There is a side facing uPVC double glazed window, composite entrance door and recessed ceiling spotlights.

#### DINING AREA

12'8" x 11'11"

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

#### CELLAR ONE

11'11" x 5'6"

Providing useful storage space and having the original cold slab still in situ.

#### CELLAR TWO

11'5" 5'8"

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

### FIRST FLOOR

#### LANDING

A doorway provides access to the staircase which leads you to a second-floor accommodation.

#### BEDROOM ONE

13'11" x 12'1"

A really well-proportioned double bedroom with a front facing uPVC double glazed window, a central heating radiator and a useful, good sized under stairs storage cupboard.

#### BEDROOM TWO

9'8" x 8'8"

Having a rear facing uPVC double glazed window and a central heating radiator.

## BATHROOM

7'3" 4'10"

Being fitted with a stylish three piece, white suite comprising of a panelled bath with thermostatic shower over and folding glazed shower screen, a low flush WC and a vanity wash hand basin with storage below. The walls have been tiled in a ceramic natural stone effect and there is a ladder style heated tower rail, recessed ceiling spotlights, extractor fan and a rear facing obscured uPVC double glazed window.

## SECOND FLOOR

### BEDROOM THREE

14'11" (max) x 10'0"

A further good sized bedroom with a uPVC double glazed window, a central heating radiator and access to eaves storage.

### OUTSIDE

To the front of the property is a forecourt area behind a lower level brick wall and to the rear of the property is a level garden with shrub beds. There was a brick built outside store which benefits from a low flush w/c with cistern sink, a central heating radiator and the Vaillant eco-fit pure boiler is located here.

### GENERAL

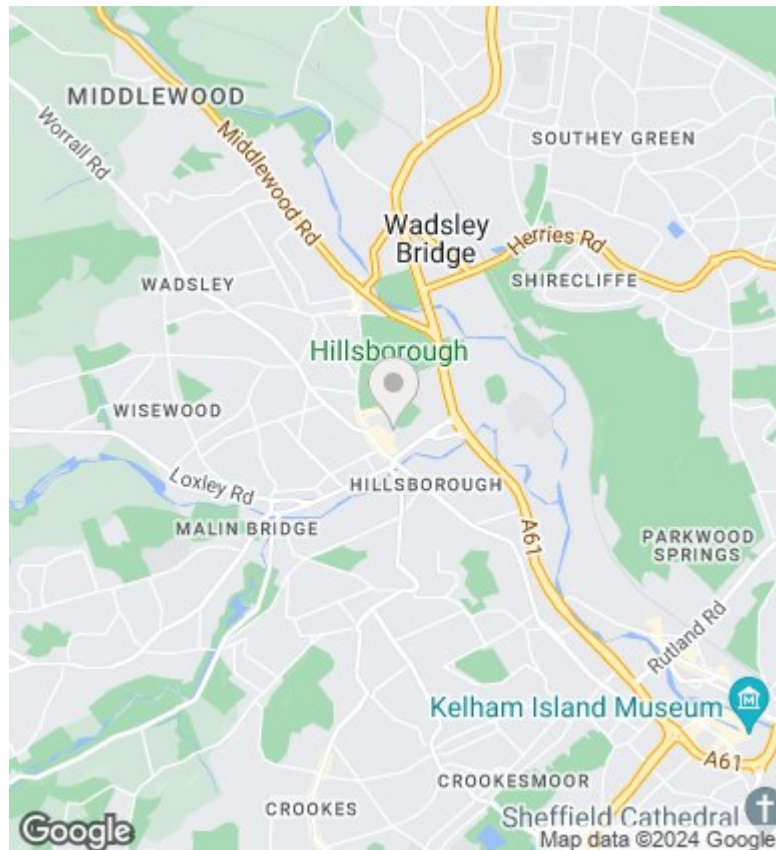
We have been informed by the vendor that in the last 12 months the property has had the following works carried out;

- \* New Central Heating System, including Boiler, pipe work, radiators, thermostats etc
- \* Fully Re-wired
- \* New composite entrance doors (10yr warranty)
- \* New Kitchen and Appliances (Information on individual warranties can be provided)









Council Tax Band: A

Viewings

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

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	