



## 17 Crofton Avenue, Hillsborough, Sheffield, S6 1WF

Offers In The Region Of £199,950

- Mid Terraced House
- Two Reception Rooms
- Popular Residential Location
- GCH/Double Glazed Windows
- Low Maintenance Garden
- Three Bedrooms
- NO CHAIN
- Close To Local Amneities
- Well Presented But Requiring Some Modernisation
- Early Viewings Recomendaded



# 17 Crofton Avenue, Sheffield S6 1WF

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 whilst it would benefit from some modernisation and cosmetic upgrading, it does have gas central heating and double glazing throughout. From Crofton Avenue it is only a 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.



Council Tax Band: B



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The accommodation briefly comprises: Living Room, Inner Lobby, Dining Room and Kitchen First Floor: Landing, Bedroom One, Bedroom Two and Bathroom. Second Floor, Bedroom Three. Outside: There is a pleasant garden to the front and a paved low maintenance garden with brick built outbuilding to the rear.

## ACCOMMODATION

### GROUND FLOOR

#### LIVING ROOM

11'7" x 11'5"

This light and airy room benefits from a front facing sealed unit double glazed bay window, a central heating radiator, cornice and rose to the ceiling and an Adam style fire surround with marble effect hearth and inset living flame gas fire.

#### INNER LOBBY

With a modern composite entrance door and stairs leading to the first floor accommodation.

#### DINING ROOM

11'9" x 11'7"

The main focal point of the room is the Adam style fire surround with marble effect hearth and inset living flame gas fire. There is also a central heating radiator, coving to the ceiling and a rear facing sealed unit double glazed window. A door leads to the cellar head and step lead down to cellar storage space.

#### CELLAR

11'1" x 10'7"

Providing useful storage space and housing the gas and electric meters, fuse box and cold slab.

#### KITCHEN

8'5" x 5'9"

Fitted with a range of modern units above and below roll top work surfaces with white complimentary 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, space and plumbing for an automatic washing machine, a side facing uPVC double glazed window, central heating boiler and a central heating radiator

### FIRST FLOOR

#### LANDING

With a spindle balustrade and staircase which provides access to the second floor accommodation.

#### BEDROOM ONE

13'5" x 11'5"

Having a front facing sealed unit double glazed window, a central heating radiator, coving to the ceiling and deep under stair storage cupboard

#### BEDROOM TWO

10'2" x 9'1"

With a rear facing sealed unit double glazed window, a central heating radiator and built in furniture.

#### BATHROOM

8'5" x 5'5"

Fitted with a four piece suite comprising of a separate shower cubicle with thermostatic shower, a panelled bath, pedestal hand basin and low flush w/c. There are ceramic tiles to the walls, a side facing uPVC double glazed window and a central heating radiator.

### SECOND FLOOR

#### BEDROOM THREE

13'5" x 12'0"

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

#### OUTSIDE

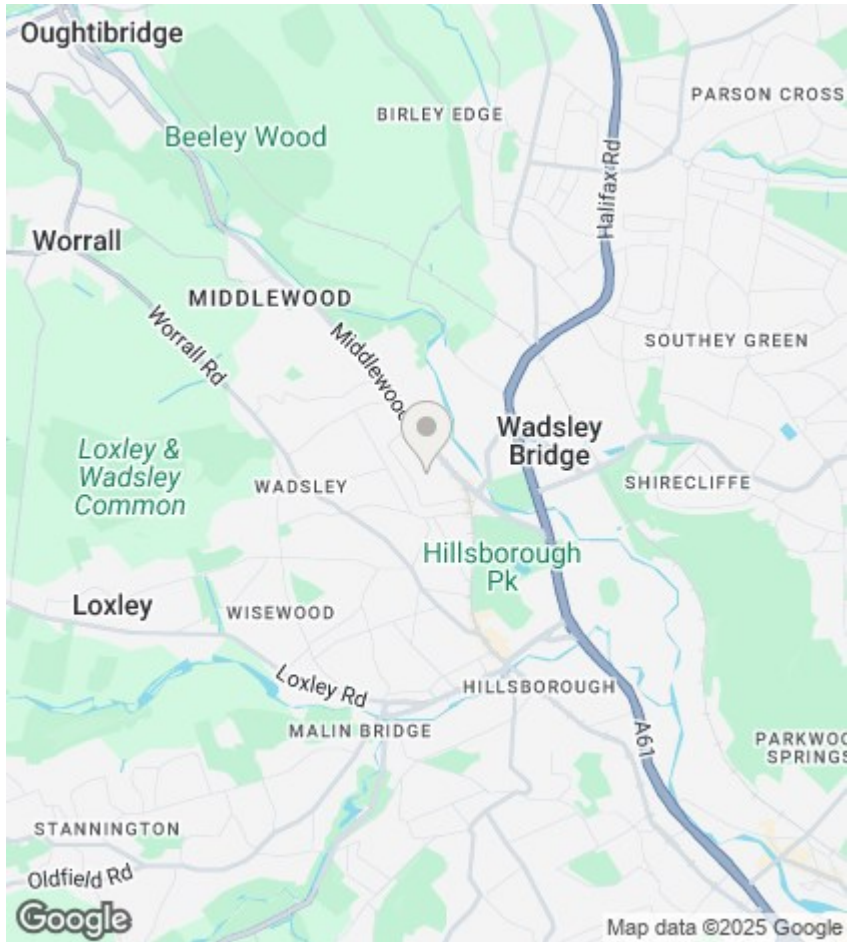
To the front of the property sees a pleasant forecourt garden behind a stone wall. There is a side access passage which leads to the rear where there is a low maintenance paved garden with brick built store.

#### GENERAL

The sale of this property is subject to Probate. The application has been submitted and we anticipate the Grant of Probate to be returned within the time line of a 'normal' sale. However we cannot guarantee this so please take this into consideration if you wish to offer on this property.

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.





## Directions

## Viewings

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

EPC Rating:  
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

