



89 Hawksley Avenue, Hillsborough, Sheffield, South Yorkshire, S6 3RD

Offers In The Region Of £239,950

- Mid Terraced Property
- Well Presented Accommodation
- Beautiful Rear Garden
- Gas Fired Central Heating
- NO CHAIN
- Three Bedrooms
- Extended To The Rear
- uPVC Double Glazing
- Close to Local Amenities

89 Hawksley Avenue, Sheffield S6 2BD

Andersons are delighted to offer for sale this stunning, 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 a high standard with a modern fitted kitchen with built-in appliances and stylish shower room. Benefiting from UPVC double glazed windows and doors and a gas fire 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 Room, Utility Area, Kitchen and Cellar. First Floor Landing, Two Bedrooms and a Bathroom. Second Floor Bedroom Three. Outside sees a yard area to the front and a beautiful cottage style garden to the rear.



Council Tax Band: A



ACCOMMODATION

GROUND FLOOR

LIVING ROOM

12'2" x 11'9"

This well-proportioned room benefits from a front facing uPVC double glazed bay window, a central heating radiator, coving to the ceiling, ornate wall lights and a feature Adam style fireplace with marble back hearth with inset living flame gas fire.

INNER LOBBY

Having a staircase which leads to the first floor accommodation.

DINING ROOM

12'7" x 12'2"

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

There is a cellar head with shelf storage and staircase which leads down into;

CELLAR

11'6" x 11'3"

Providing useful storage space and having the original cold slab still in situ. Gas electricity meters are housed here along with the electrical consumer unit.

UTILITY AREA

8'11" x 5'9"

With a range of units above and below roll top worksurfaces which incorporates an undercounter freezer, provides ample storage and has a laundry cupboard which houses the washing machine. There is also a side facing uPVC double glazed window, a central heating radiator and a uPVC entrance door.

KITCHEN AREA

11'3" x 7'11"

Being fitted with a comprehensive range of modern units above and below square edge work surfaces and tiled splash backs incorporating a single bowl composite sink with mixer taps. There is space for a freestanding dual fuel cooker with extractor hood over, under counter fridge and slimline integrated dishwasher. There are front and rear facing uPVC double glazed windows, UPVC French doors and recessed ceiling spotlights.

FIRST FLOOR

LANDING

Having a spindle balustrade, central heating radiator and recessed ceiling spotlights. A doorway provides access to the staircase which leads you to a second-floor accommodation.

BEDROOM ONE

14'3" x 11'10"

A well-proportioned double bedroom with a front facing uPVC double glazed window, a central heating radiator and a range of fitted wardrobes which also incorporates a useful, good sized under stairs storage cupboard.

BEDROOM TWO

11'5" x 10'2"

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

SHOWER ROOM

8'11" x 5'10"

Being fitted with a stylish three piece, white suite comprising of a corner enclosed shower cubicle with thermostatic shower, a low flush WC and an ergonomic floating vanity wash hand basin with storage below and large wall mounted illuminated mirror above. The walls have been tiled in a ceramic natural stone effect with the floors being luxury laminate. There is a ladder style heated tower rail, a rear facing obscured uPVC double glazed window, recessed ceiling spotlights, a useful ceiling to floor storage cupboard which also houses the Worcester combination boiler.

SECOND FLOOR

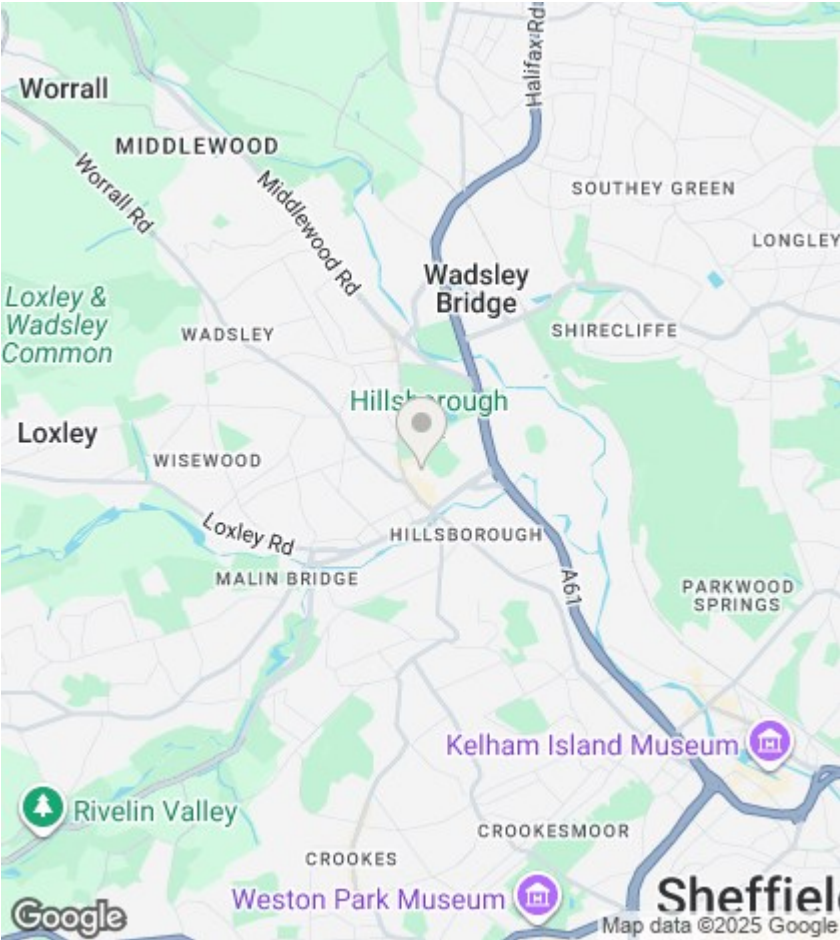
BEDROOM THREE

14'4" x 11'11"

A further good sized bedroom with a rear facing double glazed Velux style 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. To the rear of the property is a beautiful cottage style level garden with well stocked mature shrub beds and patio area . The garden is enclosed and private and also benefits from a timber shed and practical bin storage area.



Directions

Viewings

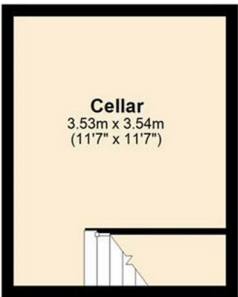
Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Basement

Approx. 15.9 sq. metres (171.2 sq. feet)

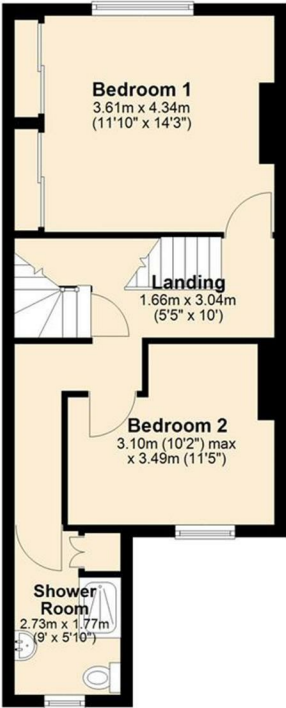


Approx. 45.5 sq. metres (489.6 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.7 sq. feet)



Second Floor

Approx. 17.1 sq. metres (184.3 sq. feet)

