

61 Dodd Street, Hillsborough, Sheffield, S6 2NR
£190,000

ARCHERS
ESTATES



61 Dodd Street, Hillsborough, Sheffield, S6 2NR

£190,000

Council Tax Band: A

A spacious three bedroom mid terraced home, which is located on this convenient road close to a wealth of shops, amenities and transport links including the Supertram! Perfect for first time buyers or landlords, the property requires some upgrading and highlights include spacious reception rooms, a double offshot to the rear, larger than average bedrooms and a pleasant lawned garden to the rear. Located next to shops, cafes and amenities in Hillsborough, the property is also close to transport links giving easy access to the Universities and Hospitals. With double glazing and gas central heating throughout, the property in brief comprises; Lounge, inner hall, a dining room with access to the cellar and an offshot kitchen. To the first floor accommodation there is a landing area, two spacious bedrooms and an offshot bathroom. To the second floor there is a double sized attic bedroom. Outside, steps rise up to a small frontage area and a shared passageway leads to the rear where there is a hardstanding area, useful brick built outhouse and a lawned garden with wall to the rear. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your viewing today! With NO CHAIN INVOLVED. Council tax band A, leasehold tenure with 688 years remaining. Ground rent £1.40 per annum.

Lounge

Access to the property is gained through a front facing wooden entrance door which leads directly into the lounge, which is a spacious and welcoming room having a front facing upvc double glazed window and a radiator. A door leads to the inner hallway.

Inner Hallway

Having a staircase rising to the first floor accommodation and doors connecting the lounge and dining room.

Dining Room

A spacious room which has a rear facing upvc double glazed window, radiator, vinyl flooring and a door leading to the cellar head. The room opens to the offshot kitchen.

Cellar Head

Steps descend to the cellar, where there is ample storage space and the meters are housed here.

Offshot Kitchen

Having fitted wall and base units with a laminated worksurface incorporating a stainless steel sink and drainer unit. There is space for a cooker and washing machine, partially tiled walls, tiled flooring, a side facing upvc double glazed window and a side facing wooden stable door.

First Floor Landing Area

Steps ascend from the inner hallway and lead to the first floor landing area, which is larger than average and has a wooden bannister rail and a further staircase rising to the attic bedroom.

Master Bedroom

A spacious double sized bedroom which has a front facing upvc double glazed window, radiator and useful under stairs storage cupboard.

Bedroom Two

The second bedroom is a larger than average single sized room having a rear facing upvc double glazed window, additional internal galzed window offering light to the hallway and a radiator.

Offshot Bathroom

Having a suite comprising of a panelled bath with screen and shower over, a pedestal wash basin and a low flush wc. With a radiator, vinyl flooring and a side facing upvc double glazed window.

Attic Bedroom Three

A staircase ascends from the first floor landing and leads to the attic bedroom three, which is a bright double sized bedroom having a rear facing velux window, radiator, laminate flooring, a wooden bannister rail and a useful storage cupboard.

Outside

To the front of the property steps ascend to the entrance door. A shared passage leads to the rear where there is a hardstanding area, a lawned garden and a brick built outbuilding ideal for storage. With a wall to the rear for added privacy.



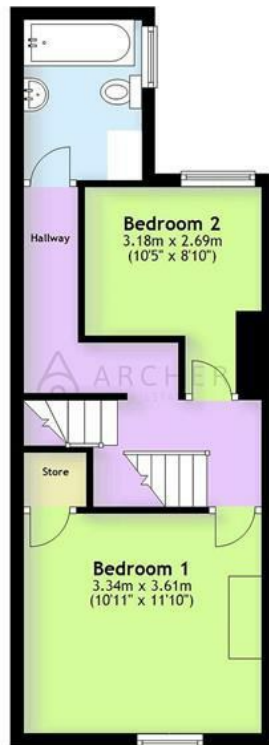
Cellar
Approx. 13.0 sq. metres (139.7 sq. feet)



Ground Floor
Approx. 34.5 sq. metres (371.7 sq. feet)



First Floor
Approx. 34.6 sq. metres (372.0 sq. feet)



Second Floor
Approx. 17.4 sq. metres (187.7 sq. feet)



Total area: approx. 99.5 sq. metres (1071.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	