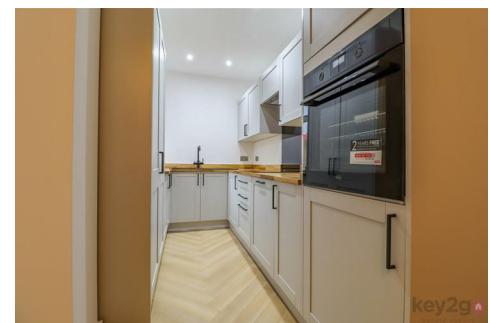




## Marketing Preview



**37 Hawksley Avenue, Sheffield, S6 2BD**

**£260,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**



CHAIN FREE! COMPLETE RENOVATION BACK TO BRICK TO A HIGH STANDARD - REWIRED AND REPLUMBED! This three-bedroom home is arranged over four floors and offers two reception rooms, a high-quality kitchen with a fitted instant hot water boiler tap, and a stunning bathroom. All rooms have sockets with USB and cat 5 data port to a network switch. Outside, there is a landscaped low-maintenance garden with brick built storage. Located in a sought-after area, the property is on the doorstep of a wide range of shops and amenities within the vibrant Hillsborough township, with excellent road links to Sheffield and the motorway network.

## SUMMARY

CHAIN FREE! COMPLETE RENOVATION BACK TO BRICK TO A HIGH STANDARD - REWIRED AND REPLUMBED! This three-bedroom home is arranged over four floors and offers two reception rooms, a high-quality kitchen with a fitted instant hot water boiler tap, and a stunning bathroom. All rooms have sockets with USB and cat 5 data port to a network switch. Outside, there is a landscaped low-maintenance garden with brick built storage. Located in a sought-after area, the property is on the doorstep of a wide range of shops and amenities within the vibrant Hillsborough township, with excellent road links to Sheffield and the motorway network.

A composite door opens into a bright lounge with a front bay window and herringbone flooring. A door leads to the inner hallway with stairs rising to the first floor, and further access into the open kitchen diner with continued flooring throughout. There is a door to the cellar head, with the cellar mirroring the lounge, and French doors opening out to the rear garden. The kitchen is stunning, featuring stylish wall and base units, solid wood worktops, and a sink with a fitted instant hot water boiler tap.

A spacious landing gives access to a large bedroom to the front with storage space, a single bedroom with a window to the rear, and a stylish bathroom positioned to the rear. A further door leads to the attic bedroom.

Larger than average, the room benefits from open eaves space and a window to the front.

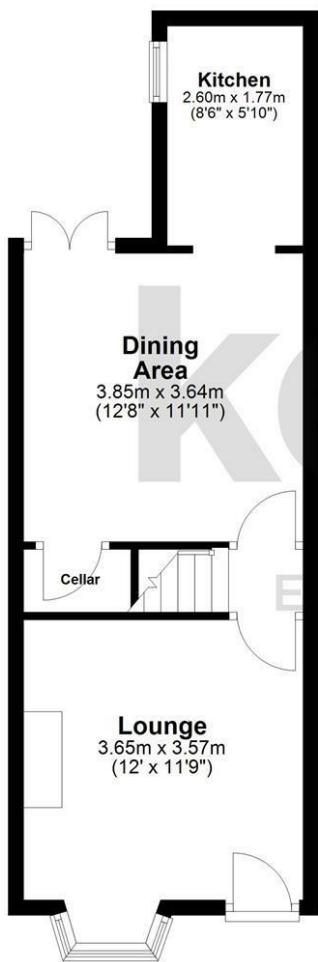
To the rear is a landscaped, low-maintenance garden featuring a patio area, bike and bin storage, lawn and fencing.

## PROPERTY DETAILS

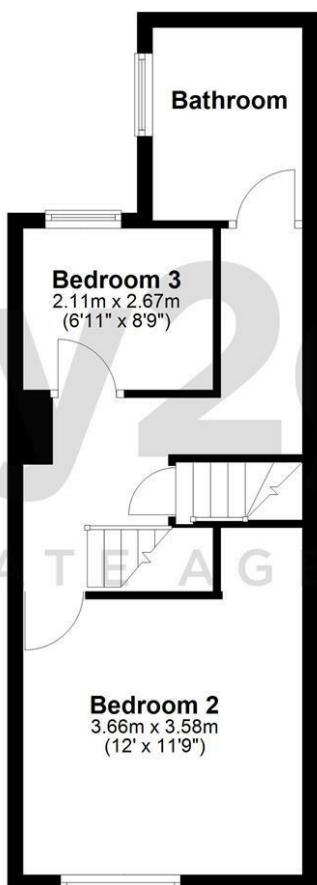
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - SHEFFIELD CITY COUNCIL
- WORKS HAVE BEEN COMPLETED SINCE THE EPC WAS CARRIED OUT - POTENTIAL FOR A HIGHER RATING

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



## Second Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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	

