

Saxton Mee

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Clarence Road Hillsborough Sheffield S6 4QE
Offers Around £389,950



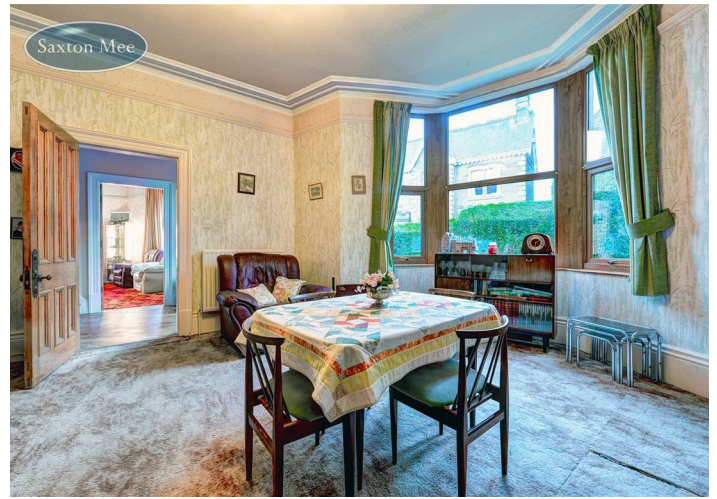
Clarence Road

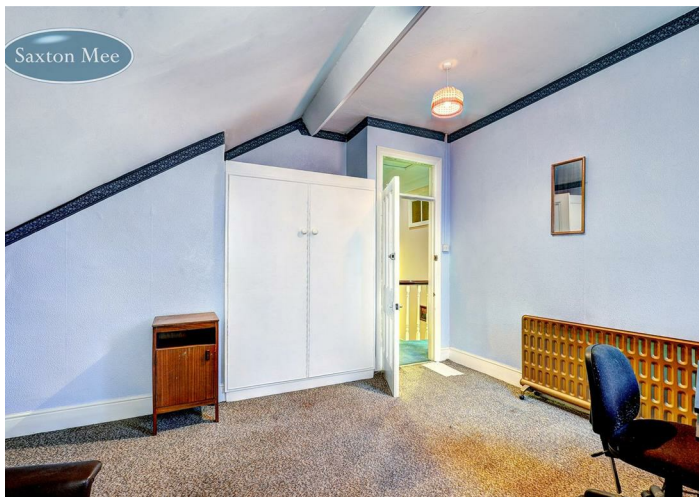
Sheffield S6 4QE

Offers Around £389,950

**** NO CHAIN ** OVER 2,720 SQUARE FOOT ** DOUBLE-WIDTH DRIVEWAY & GARAGE **** A rare opportunity has arisen to acquire this substantial, six bedroom, two bathroom, bay fronted end terrace property which benefits from a double-width driveway, large garage, 14 Solar Panels, generating an income of approximately £2,000 p/a, uPVC double glazing and gas central heating. The property has a host of original features including covings, the original internal doors and staircases etc and high ceilings throughout. Set over three spacious levels, the living accommodation briefly comprises: uPVC entrance door which opens into the entrance hall with access into the lounge, dining room, kitchen and the cellar head. The generous lounge has two windows including a bay which allows lots of natural light, while the focal point is the electric fire set in a feature fireplace. The dining room is again a good size and has a bay window. The kitchen has a range of wall and base units along-with the original floor to ceiling cupboards. A work top incorporates the sink and drainer. There is an integrated dishwasher, space for an oven, washing machine, tumble dryer, fridge freezer and the gas boiler. Rear uPVC entrance door. Steps lead down to the cellar which has four compartments, one with the original stone table, perfect for storage and ripe for conversion. From the entrance hall, the staircase rises to the first floor landing with access into three bedrooms and a shower room. The superb master bedroom has both front and side windows and a wash basin. Bedroom two and three are good size doubles and both benefit from wash basins. The shower room has a double shower cubicle, WC and wash basin. A further staircase rises to the second floor and three further bedrooms and a shower room. Again all are a good size, with bedroom four having a fitted wardrobe and bedroom six has fitted cupboards. The shower room has a shower cubicle, WC and wash basin.

- EARLY VIEWING ADVISED
- SUBSTANTIAL FAMILY HOME
- SIX BEDROOMS/TWO BATHROOMS
- DRIVEWAY & GARAGE
- POPULAR RESIDENTIAL AREA
- CLOSE TO ALL LOCAL AMENITIES





OUTSIDE

Situated on the corner of Avondale Road and Clarence Road on a substantial plot. A gate opens to a path and front entrance door. To the side of the property is a garden area and a double-width driveway and large garage.

LOCATION

Situated in the popular residential area of Hillsborough with an abundance of excellent amenities close-by including supermarkets, shops, butchers, bakers, greengrocers, hairdressers, beauty salons, coffee bars, public houses, restaurants and takeaways. Excellent regular public transport including the Supertram. Good local schools close by. Hillsborough Park, library and leisure centre. Easy access to Sheffield City Centre.

MATERIAL INFORMATION

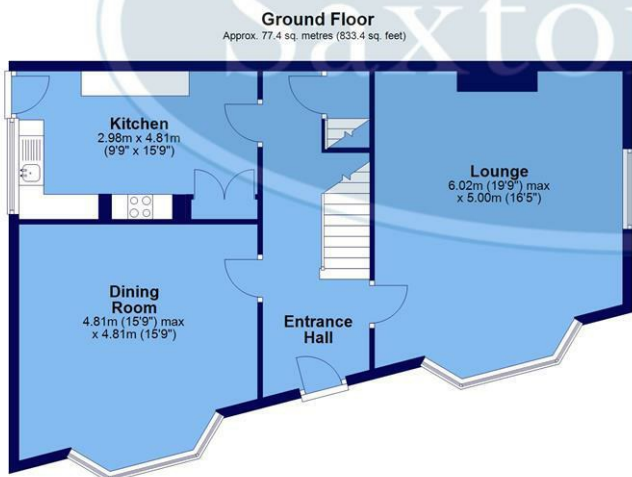
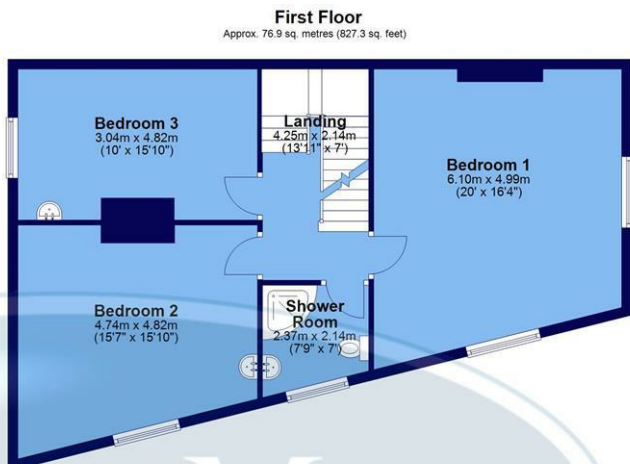
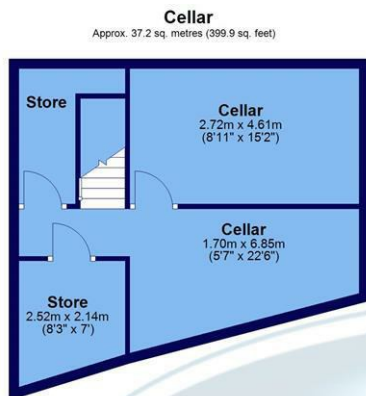
The property is Leasehold with a term of 800 years running from the 29th September 1900.
The property is currently Council Tax Band D.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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Total area: approx. 252.9 sq. metres (2721.7 sq. feet)
All measurements are approximate
Plan produced using PlanUp.

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Hillsborough
Stocksbridge**

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www.saxtonmee.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(75-65)	D		
(55-50)	E		
(45-35)	F		
(20-15)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-40)	C		
(35-20)	D		
(15-10)	E		
(5-0)	F		
(0-0)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	