

Middlewood Road Hillsborough Sheffield S6 1TH
Offers In The Region Of £230,000

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Sheffield S6 1TH

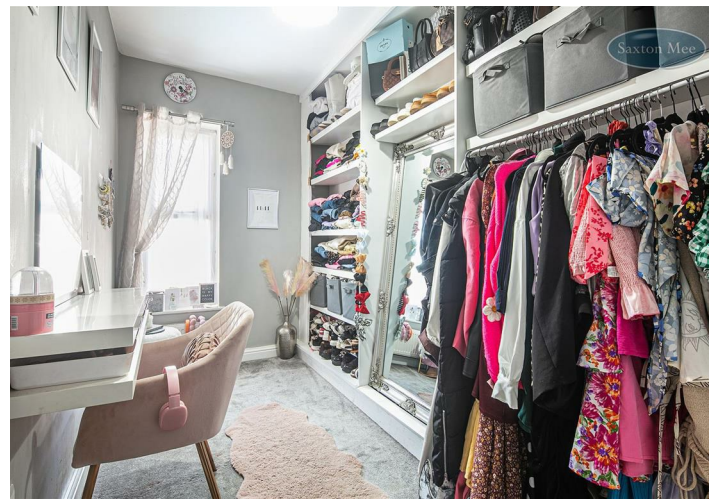
Offers In The Region Of £230,000

**** SOUTH-WEST FACING REAR GARDEN WITH NO THIRD PARTY ACCESS ****

Viewing is essential to appreciate the accommodation on offer of this much larger than average, four bedroom, two bathroom stone and bay fronted terrace property which enjoys a landscaped rear garden with no third party access and benefits from going over the passageway, uPVC double glazing, a new boiler and gas central heating. Tastefully decorated throughout, the spacious and well presented living accommodation briefly comprises, side composite door which opens into the entrance lobby with access into the lounge and dining room. The lounge has a lovely bay window which allows lots of natural light. The good size dining room has access to the cellar head with steps descending to the cellar being of similar size to the lounge and offers useful storage space. The dining room flows into the kitchen which has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven, fridge, freezer and dishwasher along with housing and plumbing for a washing machine and tumble dryer. There is a Velux window and a composite entrance door. From the entrance lobby, a staircase rises to the first floor landing with access into three bedrooms and the principal bathroom. Double bedroom two overlooks the rear garden. Double bedroom three is to the front of the property. Bedroom four is currently used as a dressing room. The bathroom has a four piece suite including shower enclosure, bath, WC and wash basin. A further staircase rises to the second floor and the large master bedroom which has a front Velux window and rear dormer window making this a bright and airy space. There is eaves storage, houses the new gas boiler and has the added advantage of an en suite shower room with WC and wash basin.

- FOUR BEDROOMS, THE MASTER WITH EN SUITE SHOWER ROOM
- FOUR PIECE SUITE BATHROOM
- WELL PRESENTED THROUGHOUT WITH LOUNGE, DINING ROOM & KITCHEN
- SOUTH-WEST FACING REAR GARDEN WITH NO THIRD PARTY ACCESS
- CELLAR USEFUL FOR STORAGE
- EASY ACCESS TO TRANSPORT LINKS INCLUDING SUPERTRAM





OUTSIDE

There is a forecourt to the front. Shared access down the side of the property to a gate which opens to the fully enclosed landscaped rear garden with no third party access and has an Indian stone patio and seating area.

LOCATION

Situated in this sought after residential area with excellent facilities and schools close by. Middlewood Road shops including a Costa and Asda supermarket. A short journey into Hillsborough itself with excellent amenities including butchers, bakers, greengrocers, beauty salons, takeaways and Hillsborough Precinct. Regular public transport links including Supertram. Nearby park and leisure centre. Easy access to Sheffield city centre, central hospitals and universities.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 29th September 1905.
The property is currently Council Tax Band A.

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.

Ground Floor

Approx. 39.3 sq. metres (422.7 sq. feet)



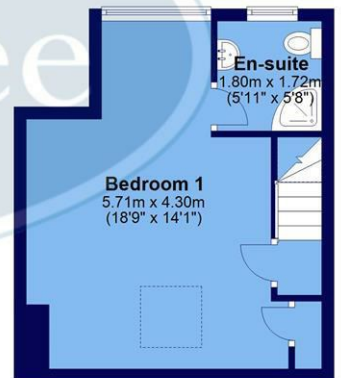
First Floor

Approx. 44.1 sq. metres (475.0 sq. feet)



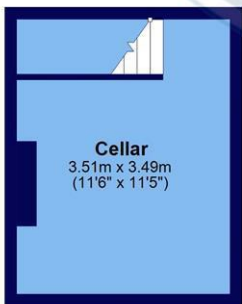
Second Floor

Approx. 38.2 sq. metres (411.3 sq. feet)



Cellar

Approx. 15.7 sq. metres (169.1 sq. feet)



Total area: approx. 137.3 sq. metres (1478.1 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths.
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(75-65)	D		
(55-54)	E		
(51-38)	F		
(35)	G		
Not energy efficient - higher running costs			
England & Wales		79	59

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-40)	C		
(35-16)	D		
(11-3)	E		
(1-2)	F		
(1-2)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		73	50