

Saxton Mee



Shepperson Road Hillsborough Sheffield S6 4FG
Offers In The Region Of £285,000



Shepperson Road

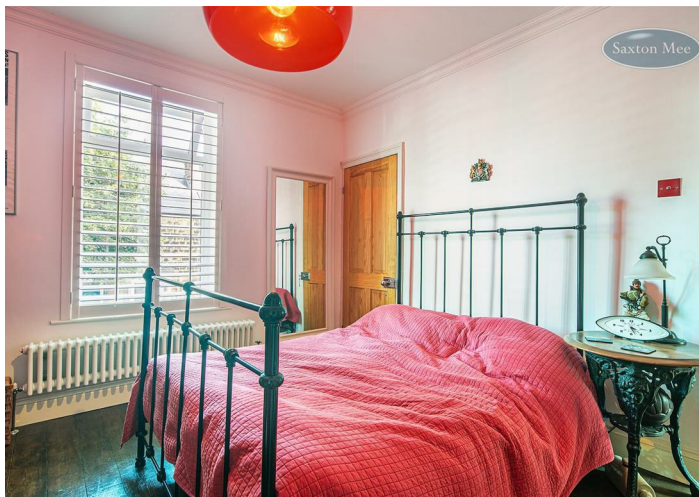
Sheffield S6 4FG

Offers In The Region Of £285,000

**** FABULOUS, SOUTH FACING REAR GARDEN **** Ideally located on this tree-lined road in the heart of Hillsborough is this three bedroom, stone and double-fronted semi-detached property which enjoys a fabulous, south facing rear garden and benefits from the uPVC double glazed window with bespoke shutters and gas central heating. The property is within easy access of amenities, schools and excellent public transport links including the Supertram. Enjoying a host of original features and tastefully decorated throughout, the well presented living accommodation briefly comprises, front door which opens into the entrance lobby with access into the lounge and dining room. The lounge has a lovely bay window allowing lots of natural light, there is coving to ceiling and a cast iron feature fireplace. The dining room has a dual aspect windows, coving to ceiling and a cast iron feature fireplace. Access into the kitchen which has a range of wall, base and drawer units with a complementary worktop which incorporates the pot sink. There is space for an oven, plumbing for a washing machine and space for a fridge freezer. Access to the cellar head with steps descending to the good size cellar. From the entrance lobby, a staircase rises to the first floor landing with access into the three bedrooms and the bathroom. The master is a good size double with a cast iron feature fireplace, front facing window and ample space for furniture. Double bedroom two overlooks the rear garden. Bedroom three is front facing. The bathroom comes with a three piece suite including bath with shower attachment, WC and wash basin.

- EARLY VIEWING ADVISED
- THREE BEDROOM, DOUBLE FRONTED, SEMI DETACHED PROPERTY
- LOUNGE, DINING ROOM & KITCHEN
- PRIVATE, SOUTH FACING REAR GARDEN
- CELLAR
- QUIET CUL-DE-SAC POSITION
- EXCELLENT PUBLIC TRANSPORT LINKS INCLUDING SUPERTRAM
- HILLSBOROUGH PARK, LOCAL AMENITIES & SCHOOLS
- EASY ACCESS TO SHEFFIELD CITY CENTRE





OUTSIDE

To the front is a low wall and wrought iron railings which encloses a front forecourt which sets the property back from the road. To the rear is a fabulous, south facing garden which is mainly laid to lawn with two gravelled seating areas.

LOCATION

Located in the popular residential area of Hillsborough close to excellent local amenities including shops, bars, restaurants and banks etc. A short walk to Hillsborough park and the leisure centre. Regular public transport links including the Supertram. Good local schools.

MATERIAL INFORMATION

The property is Leasehold with a term of 800 years running from the 25th March 1900. The property is currently Council Tax Band B.

VALUER

Chris Spooner

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.

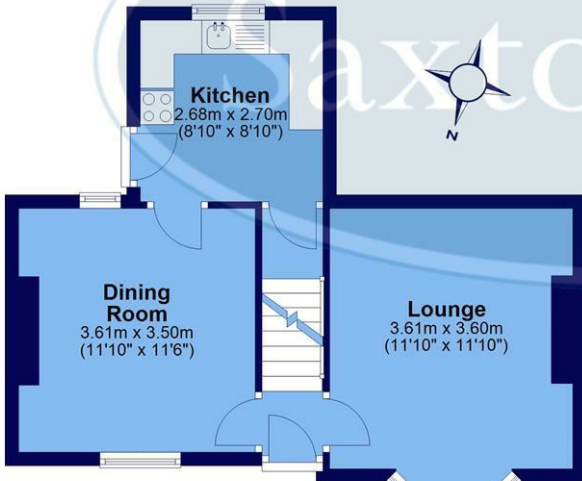
Cellar

Approx. 16.2 sq. metres (174.6 sq. feet)



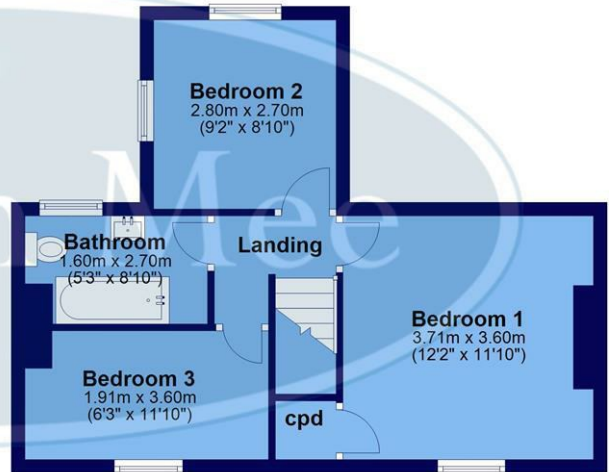
Ground Floor

Approx. 37.2 sq. metres (400.8 sq. feet)



First Floor

Approx. 37.7 sq. metres (406.3 sq. feet)



Total area: approx. 91.2 sq. metres (981.7 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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	79	49

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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England & Wales	EU Directive 2002/91/EC		