



Middlewood Road Hillsborough Sheffield S6 4HA
Guide Price £140,000

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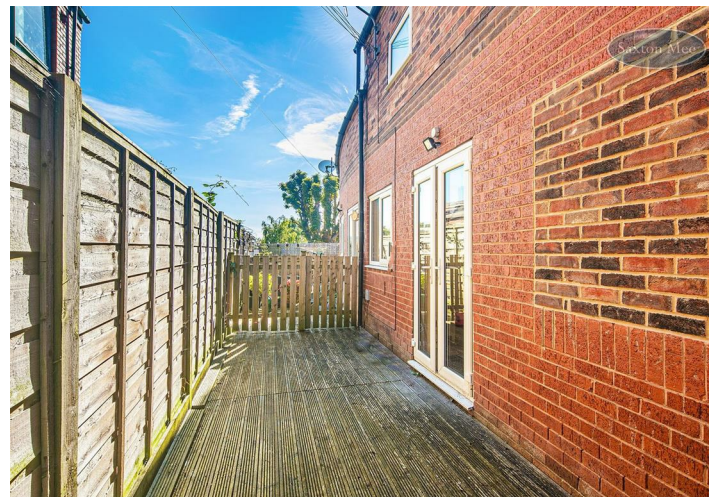
GUIDE PRICE £140,000-£150,000 ** NO CHAIN ** Ideally located in the centre of Hillsborough with its excellent local and amenities and transport links is this two good size bedroom townhouse which has a lovely communal garden and benefits from a rear garden with a decked terrace, uPVC double glazing and gas central heating throughout.

Neutrally decorated throughout, the living living accommodation briefly comprises, uPVC door which opens into a shared entrance lobby. A private door then opens into the open plan lounge/kitchen diner. The kitchen has a range of wall, base and drawer units. A complementary worktop incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include an electric oven along with housing and plumbing for a washing machine, space for a fridge freezer and houses the gas boiler. The good size lounge area has a useful under stair storage cupboard and uPVC doors which open onto the rear garden.

From the kitchen, a staircase rises to the first floor landing with access into the partly boarded loft space, the two bedrooms and the bathroom. Bedroom one is a good size double and has ample space for furniture. The bathroom has a three piece suite bathroom comprising bath with electric shower overhead, WC and wash basin.

- EARLY VIEWING ADVISED
- TWO BEDROOM TOWNHOUSE
- GOOD SIZE OPEN PLAN LIVING
- THREE PIECE SUITE BATHROOM
- REAR GARDEN/DECKED TERRACE
- COMMUNAL GROUNDS
- EXCELLENT TRANSPORT LINKS INCLUDING SUPERTRAM
- FANTASTIC AMENITIES IN HILLSBOROUGH
- PARK, LIBRARY & LEISURE CENTRE





OUTSIDE

To the rear is decked terrace/garden. Communal gardens.

LOCATION

Situated in the heart of Hillsborough itself with excellent amenities including bakers, butchers, greengrocers, beauty salons, cafes, bars and takeaways. Hillsborough Park, Leisure Centre and Library. Regular public transport including the Supertram. There are also beautiful country walks on the doorstep. Easy access to Sheffield City Centre.

MATERIAL INFORMATION

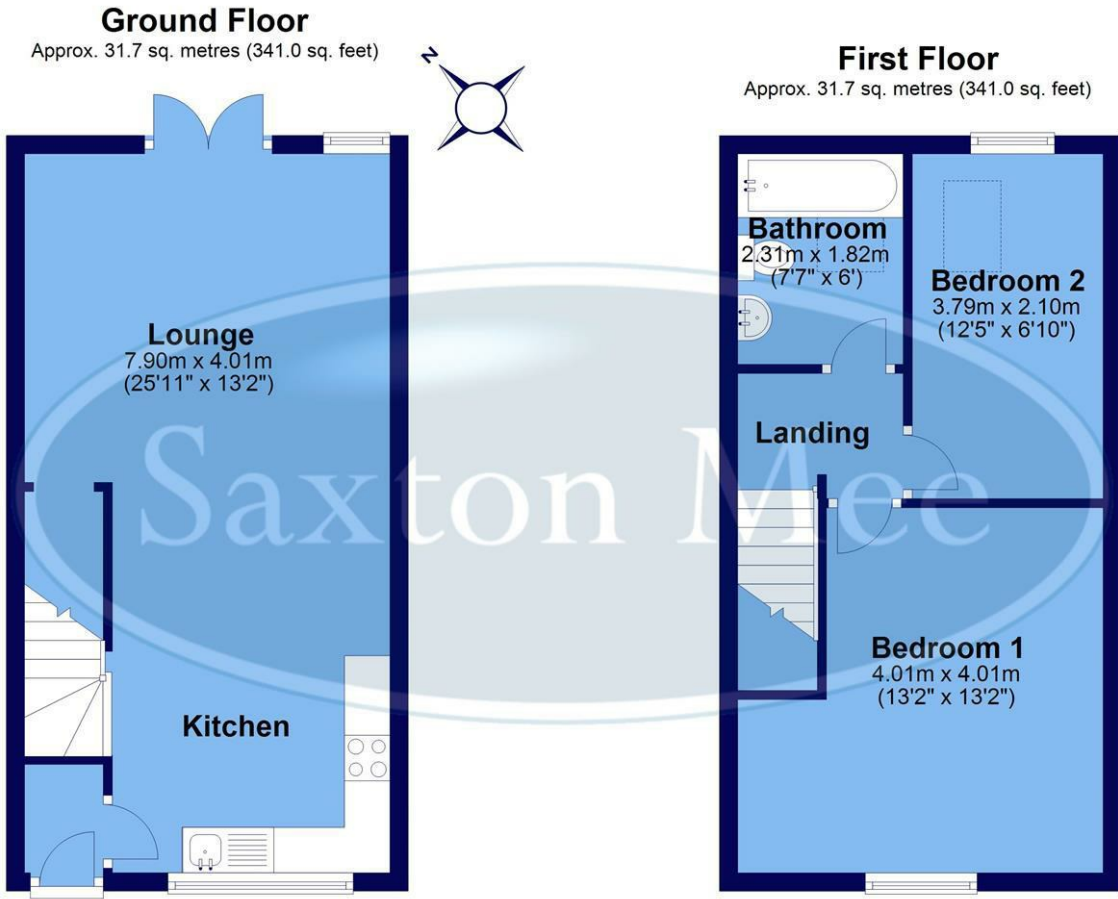
The property is Freehold, a £50.00 per month maintenance fee is payable for the upkeep of the grounds eg. grass cutting, pathways, fences and guttering.

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.



Total area: approx. 63.4 sq. metres (682.1 sq. feet)
 All measurements are approximate and to max vertical and horizontal lengths
 Plan produced using PlanUp.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
81	94		

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Not energy efficient - higher running costs	Very environmentally friendly - lower CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
(92-91) A	(1-10) G	(92 plus) A	(1-10) G
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	

England & Wales EU Directive 2002/91/EC