



Rippon Road Hillsborough Sheffield S6 4ND
Guide Price £240,000

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GUIDE PRICE £240,000-£250,000 ** WEST FACING REAR GARDEN ** GARAGE ** FREEHOLD **
Located in this popular residential area is this spacious, three bedroom, stone fronted end terrace which enjoys a west facing rear garden and benefits from a garage, a new kitchen and bathroom, uPVC double glazing and gas central heating. Situated in this popular residential area of Hillsborough with it's excellent amenities, well regarded local schools and the Supertram links close-by.

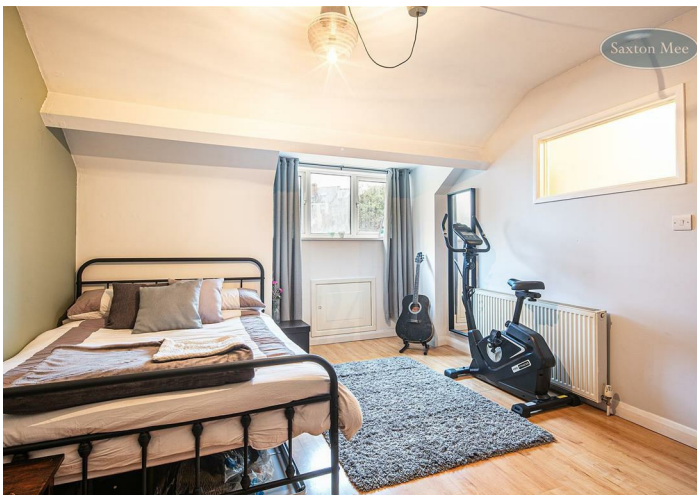
Tastefully decorated throughout, the well presented living accommodation briefly comprises front composite door which opens into the entrance hall with the original ceiling coving. Access into the lounge and the kitchen/diner. The lounge has attractive flooring, original ceiling coving and a ceiling rose, while the focal point is the electric fire with surround. The kitchen/diner has a modern and contemporary range of units. A contrasting worktop incorporates the sink and drainer. Integrated appliances include an electric oven with a four ring hob above. access to the cellar head with storage and plumbing for a washing machine with a store room and access to the integral garage which has electric and lighting and up and over door.

From the kitchen, a staircase rises to the first floor landing with access into the two bedrooms and the bathroom. The master to the front is an excellent double with attractive flooring, a storage cupboard under the stairs, ample space for furniture and two windows allowing lots of natural light. Bedroom two having a side window. The well appointed bathroom has a three piece suite including bath with overhead shower, WC and wash basin.

A further staircase rises to the second floor landing with a door opening to attic bedroom three which has a rear dormer window.

- VIEWING IS A MUST!
- WELL PRESENTED THREE BEDROOM END TERRACE
- FULLY ENCLOSEED WEST FACING REAR GARDEN
- GARAGE
- LOUNGE & KITCHEN/DINER
- GREAT LOCATION
- EXCELLENT PUBLIC TRANSPORT LINKS INCLUDING THE SUPERTRAM
- WELL REGARDED LOCAL SCHOOLS
- SUPERB AMENITIES CLOSE-BY





OUTSIDE

To the front of the property a path and steps lead to the entrance door. Access to the garage. To the rear is a fully enclosed garden which has a patio and lawn.

LOCATION

Situated within walking distance 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. Excellent catchment area for schools including Malin Bridge Primary rated Outstanding by Ofsted. Easy access to Sheffield City Centre.

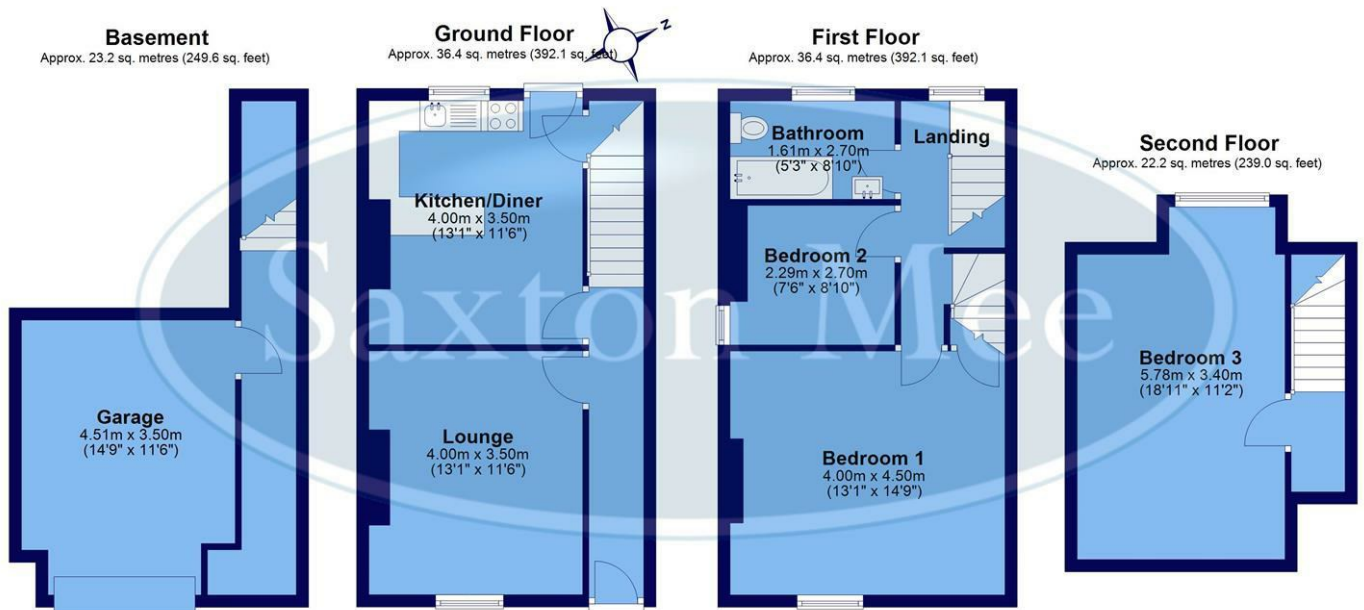
MATERIAL INFORMATION

The property is Freehold and 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. 118.3 sq. metres (1272.9 sq. feet)

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

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